



John Liddell Way, Basingstoke, RG21 6BG
Asking Price offers over £500,000 Freehold


MARTIN&CO

Chapel Gate

3 Bedrooms, 2 Bathrooms

Asking Price Offers over £500,000

- Stylish Three-Bedroom Townhouse
- Spacious Townhouse Layout
- Energy-Saving Solar Panels with Battery Storage
- Sleek Modern Kitchen & Contemporary Bathrooms
- Highly Regarded Chapel Gate Development
- Walking Distance to Town Centre & Station
- Private Rear Garden with Patio Area
- EPC Rating of A

This beautifully presented home offers modern, flexible living arranged over three floors. The ground floor features a welcoming entrance hall, cloakroom, stylish kitchen, and a spacious open-plan living/dining room with tiled flooring, underfloor heating, Velux windows, and doors opening directly to the garden. Upstairs, there are two double bedrooms, both with fitted wardrobes, and a well-appointed family bathroom. The top floor is dedicated to the principal bedroom suite, which includes both front and rear aspect windows, extensive storage, a dressing area, and a generous en-suite with large shower.

Outside, the property benefits from a private enclosed rear garden with patio area, driveway parking for two to three vehicles, and an extra-long garage with light, power, and roof storage.

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Energy efficiency is a standout feature, with solar panels, battery storage, and an **exceptional EPC rating of A**, helping to significantly reduce electricity costs throughout the year.

Chapel Gate is a highly regarded development, popular with families and commuters alike, offering landscaped communal gardens, play areas, and easy access to the town centre, Festival Place shopping, mainline station, and the M3 motorway.

ENTRANCE HALL Welcoming entrance hall with tiled flooring and stairs rising to the first-floor landing.

LIVING / DINING ROOM 23' 6" x 13' 3" (7.18m x 4.05m) Living / Dining Room This impressive open-plan living and dining room is the heart of the home, designed to maximise both space and light. Side and rear aspect windows, together with two Velux-style skylight windows, create a bright and airy atmosphere throughout the day. Double doors open directly onto the garden, seamlessly linking indoor and outdoor living.

The room is finished with high-gloss tiled flooring and underfloor heating, providing a modern and comfortable feel all year round. Recessed spotlights enhance the clean, contemporary design, while a useful under-stairs storage cupboard ensures practicality without compromising on style. This versatile space is ideal for relaxing with family, entertaining friends, or enjoying everyday dining.

KITCHEN 12' 7" x 6' 2" (3.86m x 1.89m) The kitchen is stylishly appointed and designed with both practicality and everyday living in mind. A front aspect window provides plenty of natural light, complementing the modern finish throughout. There is a comprehensive range of matching eye and base level units with rolled edge work surfaces, creating ample preparation and storage

space.

Integrated appliances include a stainless steel oven with four-ring gas hob and splashback, a dishwasher, washing machine, and fridge/freezer, making the kitchen fully equipped for modern life. Finished with a tiled floor and underfloor heating,

CLOAKROOM A modern cloakroom fitted with a low-level WC and wash hand basin. Finished with tiled flooring and underfloor heating, this space combines practicality with a clean, contemporary style.

FIRST FLOOR LANDING Finished with Kardean wood-effect flooring, offering both durability and a smart, contemporary appearance.

BEDROOM TWO 11' 3" x 9' 5" (3.45m x 2.88m) A generous double bedroom with a front aspect window providing good natural light. The room is finished with Kardean wood-effect flooring and a radiator, and benefits from excellent storage with three fitted double wardrobes. A convenient 'Jack and Jill' door leads directly into the bathroom, making this an ideal guest room or comfortable family bedroom.

BEDROOM 3 11' 3" x 10' 11" (3.43m x 3.35m) A well-proportioned double bedroom with a rear aspect window overlooking the garden. The room is finished with Kardean wood-effect flooring and features three fitted double wardrobes, providing excellent storage. Versatile in its use, this room works equally well as a guest bedroom,

BATHROOM 6' 11" x 5' 5" (2.12m x 1.67m) A well-presented family bathroom fitted with a panel-enclosed bath with shower over, low-level WC, and wash hand basin. The room is finished with contemporary wall tiling, a vinyl floor,

and a heated towel radiator, creating a modern and practical space.

SECOND FLOOR LANDING Leading to a large bedroom suite comprising:

PRINCIPAL BEDROOM 18' 10" x 11' 3" (5.75m x 3.45m) A particularly spacious double bedroom with both front and rear aspect windows, allowing light to flow through the room. Finished with Kardean wood-effect flooring and a radiator, the bedroom also benefits from excellent storage, including three fitted double wardrobes and a separate storage cupboard.

Practicality is further enhanced with loft access to a very large loft space, ideal for storage or potential future use (subject to any necessary consents). This room offers versatility and comfort, making it a superb principal bedroom.

DRESSING ROOM 9' 10" x 3' 9" (3.0m x 1.16m) A well-planned dressing space featuring three double wardrobes and an airing cupboard, providing extensive storage. Finished with Kardean wood-effect flooring, the area leads directly into the en-suite, creating a practical and private arrangement off the principal bedroom.

EN-SUITE SHOWER ROOM 6' 6" x 6' 6" (2.0m x 2.0m) A generously sized en-suite with a front aspect window, fitted with a large shower enclosure, low-level WC, and wash hand basin. The room is finished with contemporary wall tiling, a vinyl floor, and a heated towel radiator, creating a modern and practical space directly accessed from the dressing area.

LOFT Boarded storage with lighting



OUTSIDE To the front of the property, there is a driveway providing off-road parking for two to three vehicles, leading to the entrance.

Visitor parking (with a visitor pass for Chapel Gate)

The rear garden is fully enclosed, offering a good degree of privacy and a safe space for children or pets. A paved patio area directly adjacent to the house provides the perfect spot for outdoor seating or dining, with the remainder laid to lawn. There is also the benefit of a side access gate for added convenience.

GARAGE 19' 3" x 9' 10" (5.87m x 3.0m) An extra-long garage fitted with an up-and-over door, light, and power, providing both parking and storage options. The garage also benefits from a large open roof space, ideal for additional storage or potential future use.

SOLAR PANELS There are solar panels provided with battery storage at the property. They reduce the cost of electric during the winter months, and provide a rebate against your bill during the summer months if not fully used. The saving is estimated to be in the region of £75-100* per month (*subject to sunlight).

AREA Chapel Gate is an attractive modern development surrounding Lilly Court, designed to combine convenience with a sense of community. Residents benefit from the best of both worlds: the development offers plenty of open green space and landscaped communal areas, while being just a short walk from Basingstoke town centre, Festival Place shopping centre, and the mainline train station.

This location is particularly well-suited to commuters, with excellent transport links to London Waterloo and the South Coast via rail, as well as easy access to the M3 motorway. Within the development itself, there are communal gardens, seating areas, and a play park, helping to create a welcoming neighbourhood feel. Secure gated parking is provided for each home, with additional visitor spaces ensuring convenience for family and friends.

KEY FACTS FOR BUYERS Council Tax Band: D

Local Authority: Basingstoke and Deane

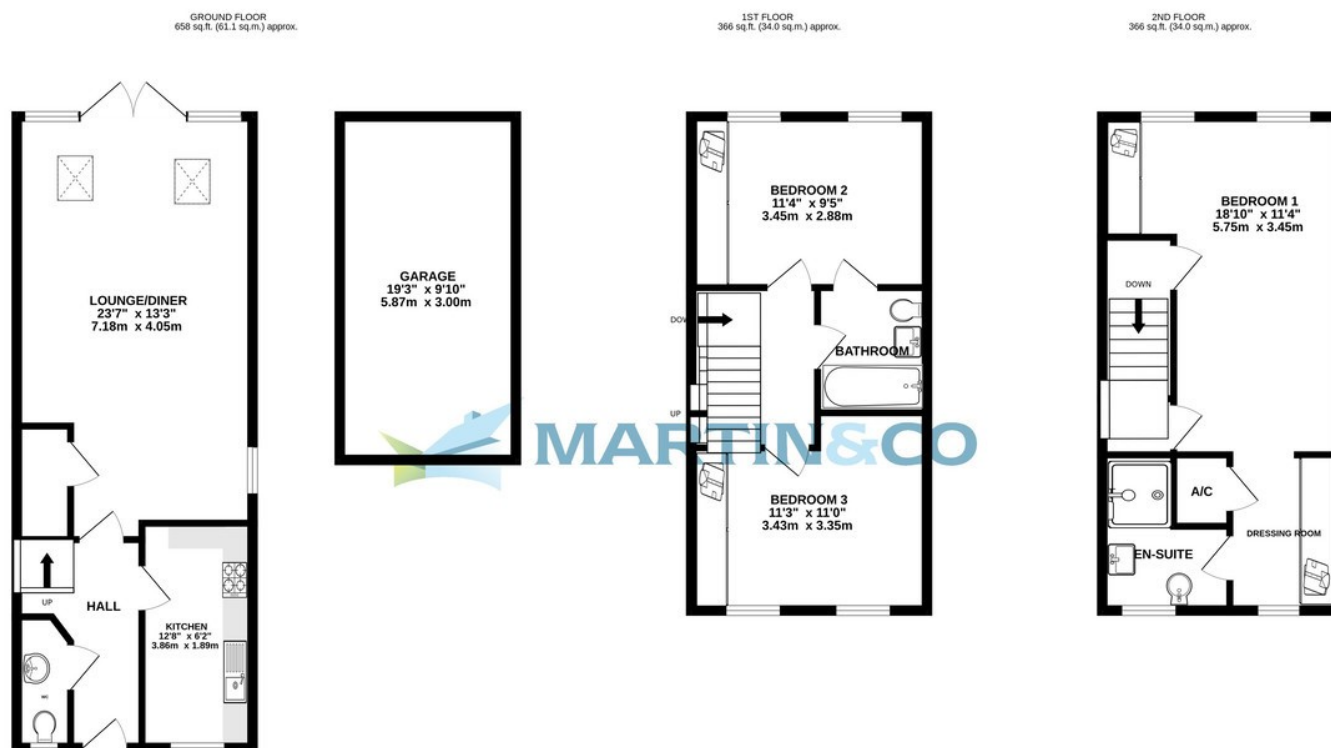
EPC Rating: B

Tenure: Freehold

Chapel Gate Development Charge £163.54 for the year (the latest charge for 1/4/25 to 30/09/25 was £81.77)







TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Martin & Co Basingstoke

26 London Street Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.