



Leamington Court, Newfound, Basingstoke, RG23 7HE  
**Guide Price £595,000**



## Leamington Court, Newfound, Basingstoke, RG23 7HE

CHEQUERS are pleased to market this modern barn style family home with superb views over farmland on the outskirts of Oakley. Nestled in a small private development of just 13 properties, an early viewing is essential to appreciate the quality accommodation and lovely setting. The accommodation includes entrance hall, shower room, bedroom 3/study and a superbly appointed 30' x 21' open plan kitchen/dining/living room with bi-fold doors opening to the private west facing landscaped garden. The luxury kitchen has granite work surfaces and breakfast bar and integrated appliances. The ground floor accommodation has under floor heating to all areas except bedroom 3. The first floor has two double bedrooms both with en-suites and a range of built-in wardrobes. The property has allocated parking for 3 cars and a beautifully landscaped garden overlooking farmland. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Double glazed front door, stairs to first floor, under stairs cupboard, under floor heating.

### SHOWER ROOM:

Double glazed window, shower cubicle, vanity unit with inset wash hand basin, low level w.c., extractor fan, inset spotlights, chrome heated towel rail, illuminated mirror, under floor heating.

### BEDROOM THREE/STUDY:

14' x 10'1" (4.27m x 3.07m)

Side aspect, double glazed window, radiator.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM:

30' x 21'10" max (9.14m x 6.65m max)

KITCHEN AREA - Rear aspect, range of eye and base level units, granite work surfaces and breakfast bar, 1.5 bowl sink with mixer tap, fitted hob with extractor over, double oven with cupboards above and below, integrated fridge/freezer, integrated dishwasher and washing machine, tiled flooring with under floor heating.

DINING/LIVING AREA - Triple aspect, double glazed windows, double glazed doors to garden, wooden flooring with under floor heating.

### STAIRCASE GIVE ACCESS TO FIRST FLOOR LANDING

### MASTER BEDROOM:

19' max x 13' max (5.79m max x 3.96m max)

Three double glazed skylight windows, range of built-in wardrobes, radiator, door to -

### EN-SUITE SHOWER ROOM:

8'4" x 5'6" (2.54m x 1.68m)

Double glazed skylight window, shower cubicle, low level w.c., pedestal wash hand basin, illuminated mirror, chrome heated towel rail, inset spotlights, extractor fan, tiled flooring, part tiled walls.

### BEDROOM TWO:

14'10" max x 14'7" max (4.52m max x 4.45m max)

Double glazed skylight windows, built-in wardrobes, access to loft space, radiator, door to -

### EN-SUITE BATHROOM:

7'8" x 5'6" (2.34m x 1.68m)

Double glazed skylight window, suite comprising panel enclosed bath, shower over and glass shower screen, low level w.c., pedestal wash hand basin with illuminated mirror over, chrome heated towel rail, inset spotlights, tiled flooring, tiled surrounds, extractor fan.

### GARDENS:

To the front of the property is a shingled area with mature hedging, pathway to the front door. To the rear of the property is a west facing landscaped garden, enjoying a private aspect, overlooking farm land, Indian sandstone patios, shingled areas, raised planters, double power point, enclosed by fencing and hedgerow, side gate access. There is a SUMMER HOUSE 10' x 8' with covered seating area. ALLOCATED PARKING for 3 cars.

### SERVICE CHARGE:

There is a monthly service charge of £50.00 for the communal areas within the development.

### COUNCIL TAX:

BAND F

### MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

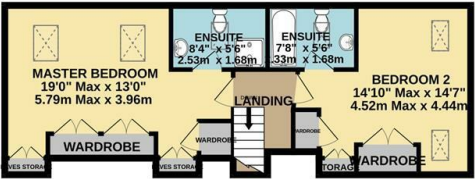
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GROUND FLOOR



1ST FLOOR



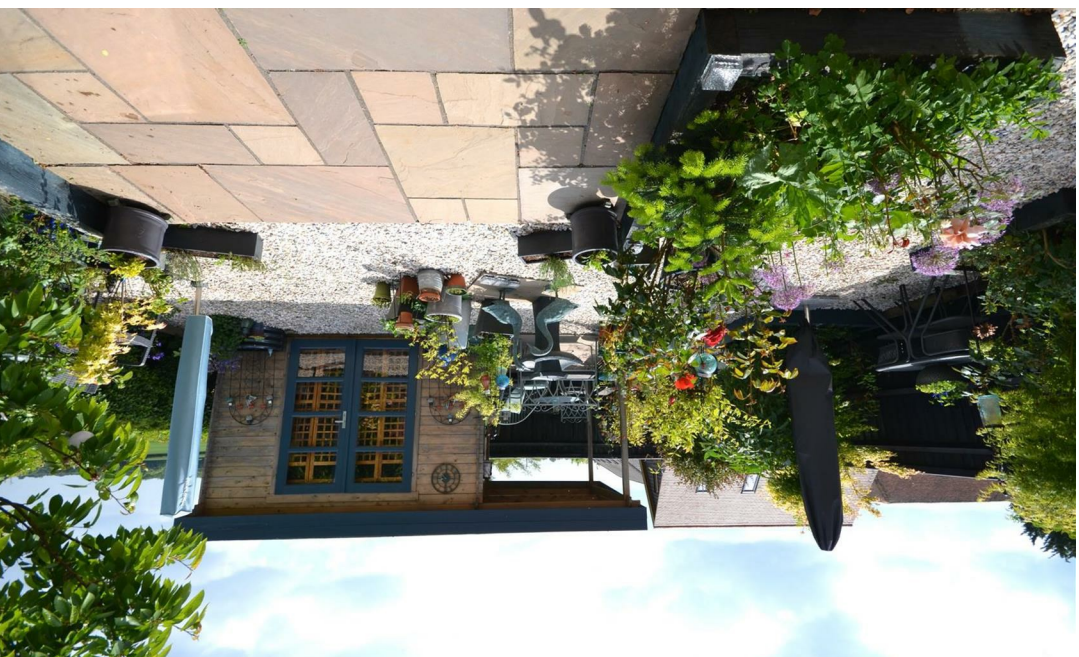
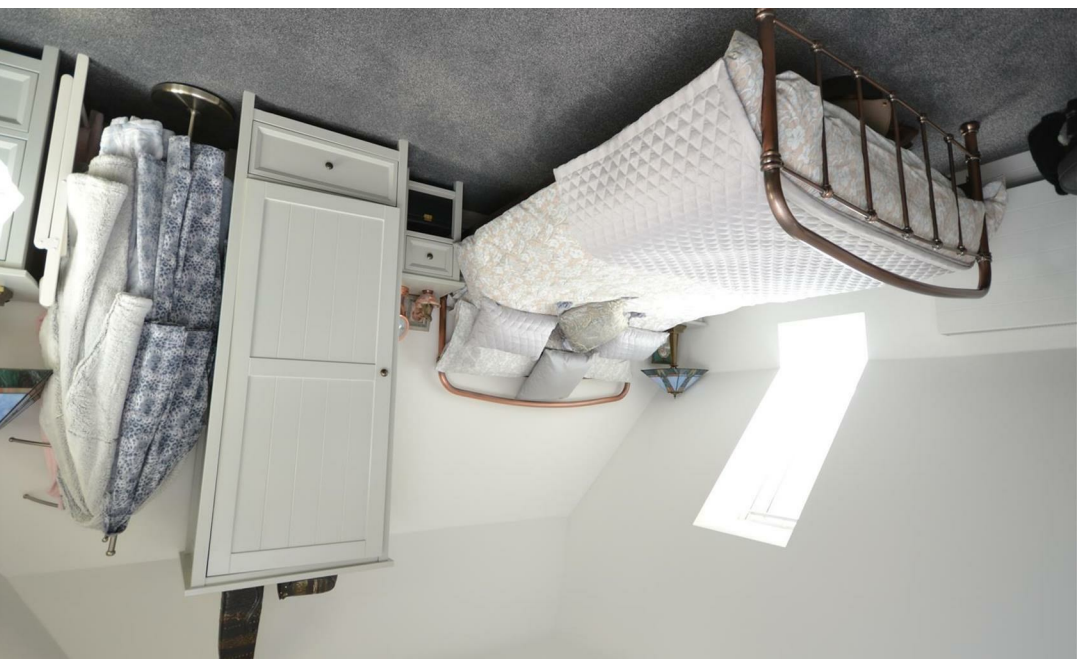
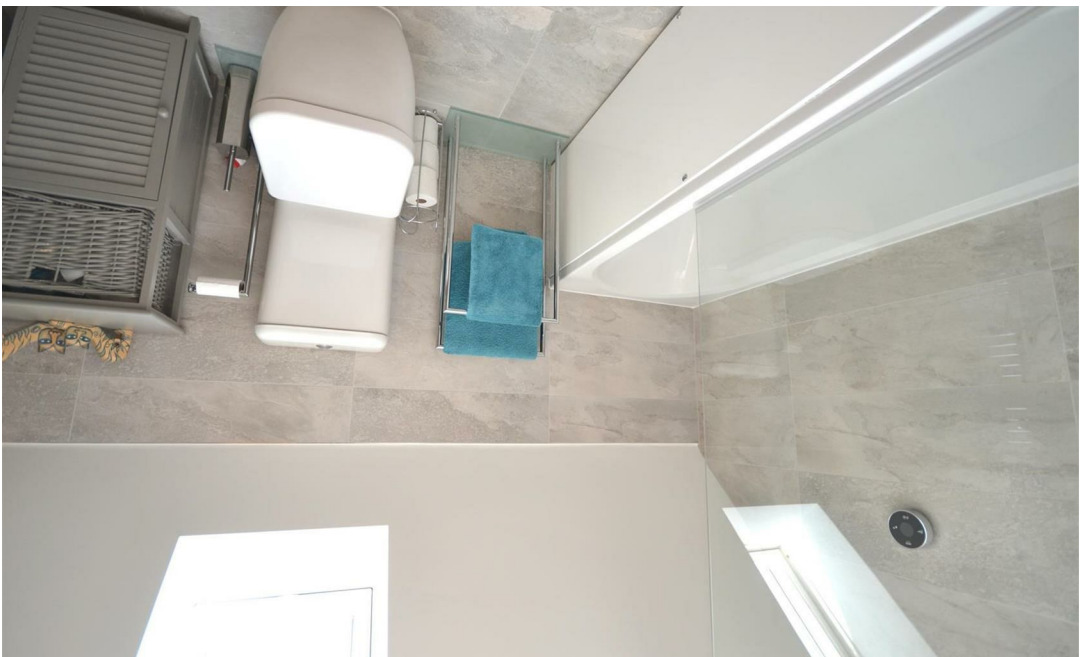
3 BED DETACHED

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| 92-100 A                                    | 93        |
| 81-91 B                                     |           |
| 69-80 C                                     |           |
| 55-68 D                                     |           |
| 49-54 E                                     |           |
| 41-48 F                                     |           |
| 35-39 G                                     |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| 92-100 A                                                        |           |
| 81-91 B                                                         |           |
| 69-80 C                                                         |           |
| 55-68 D                                                         |           |
| 49-54 E                                                         |           |
| 41-48 F                                                         |           |
| 35-39 G                                                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



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