



THE PROPERTY EXPLORER



2 Benfield Drive

Gillies Meadow, Basingstoke, RG24 9AT

**Offers In Excess Of £440,000
Freehold**



EXPLORER - Social, stylish, spacious, versatile 4 bedroom family home with 4 bathrooms, including ensuite to master bedroom and ensuite to guest bedroom. Built by Barrett Homes in 2021 this generously sized property is conveniently situated within walking distance of Basingstoke Hospital and local amenities. Viewings highly recommended.



Gillies Meadow is perfectly located within close proximity to a range of amenities that include local supermarket, healthcare provisions, golf club, hairdressers, coffee shop, and excellent local schools. Rooksdown enjoys a great setting, living here you can enjoy great tree lined surroundings with woodland walks and become part of a vibrant local community. By road, the nearby M3 provides an excellent link to London and the South Coast, and the A339 offers links to Newbury. Basingstoke train station provides regular fast train services to many destinations.

NB. The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

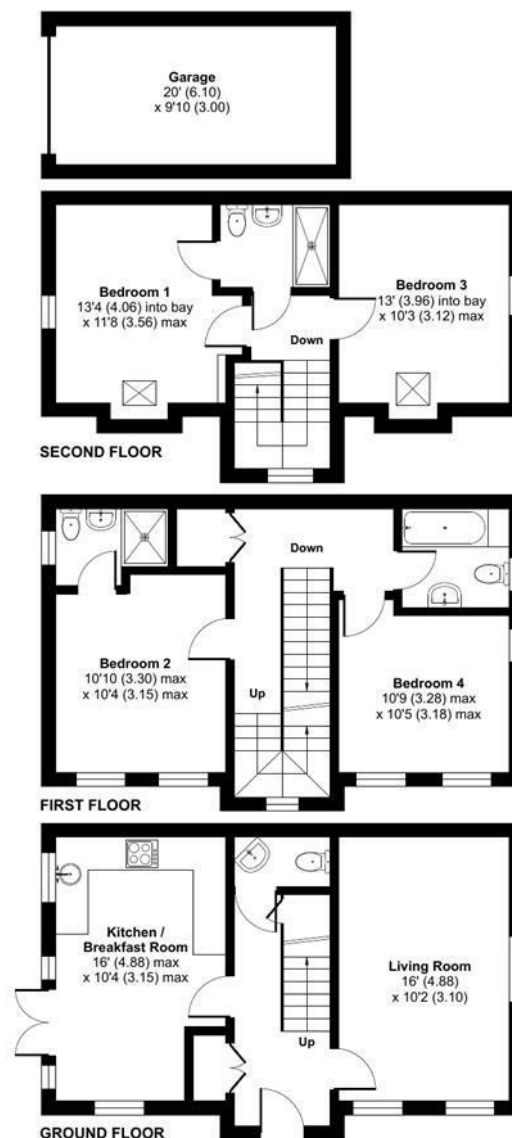
Benfield Drive, Basingstoke, RG24

Approximate Area = 1258 sq ft / 116.8 sq m

Garage = 201 sq ft / 18.7 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Property Explorer. REF: 1073512.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.thepropertyexplorer.co.uk

T 01256 321777 E hello@thepropertyexplorer.co.uk Arena Business Centre, Suite GF11 The Square, Basing View, Basingstoke, Hampshire, RG21 4EB