



Woods Lane, Cliddesden, Basingstoke, RG25 2JF

£625,000 Guide price - Freehold



Barons Estate Agents is delighted to present this rare and unique property based in the picturesque village of Cliddesden. The property is in need of renovation/modernisation throughout, however is marketed appropriately in our opinion, and offers a fantastic opportunity to personalise a 18th century gem. Externally, the property is on approx. 1/3 of an acre, which features a spacious garden, driveway parking and a double garage. Internally, the accommodation is adaptable, and features an entrance hallway, storage, kitchen/breakfast room, utility, hallway/reception room, dining room extension, lounge and study on the ground floor. Upstairs there are four bedrooms, a family bathroom, ensuite and walk in wardrobe. Additional benefits include gas central heating and NO ONWARD CHAIN. An early viewing is strongly advised by the vendor's sole agent to avoid disappointment.

Key Points and Features

- Detached Family Home
- Four Bedrooms
- Parking & Double Garage
- 18th Century Build
- Four Reception Rooms
- Renovation Project
- 1/3 Acre Approx.
- Family Bathroom & Ensuite
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

The property is based in Cliddesden, a favoured village, with church, village pond, primary school and public house. The village is surrounded by open countryside ideal for outdoor sports and walking. With extensive facilities at nearby Basingstoke including Festival Place shopping centre, mainline railway station and the M3 motorway with links to London and the South Coast, the property is ideal for modern day living.

Tenure

Freehold.

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band G.

Viewing Arrangements

Strictly by appointment with Barons Estate Agents.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.