



Barley View, North Waltham, Basingstoke, RG25 2ST

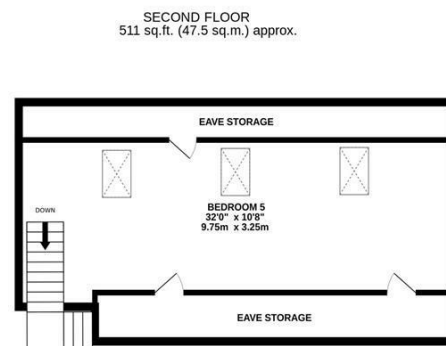
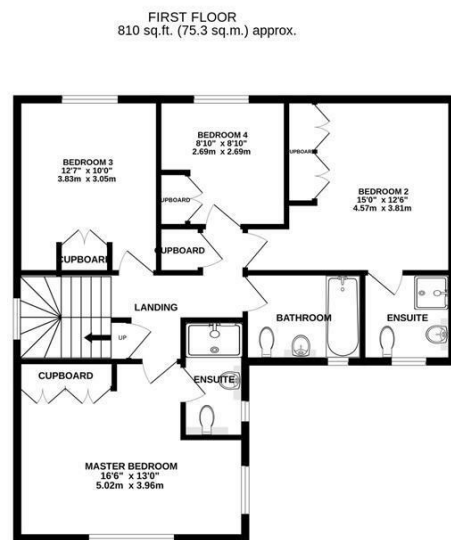
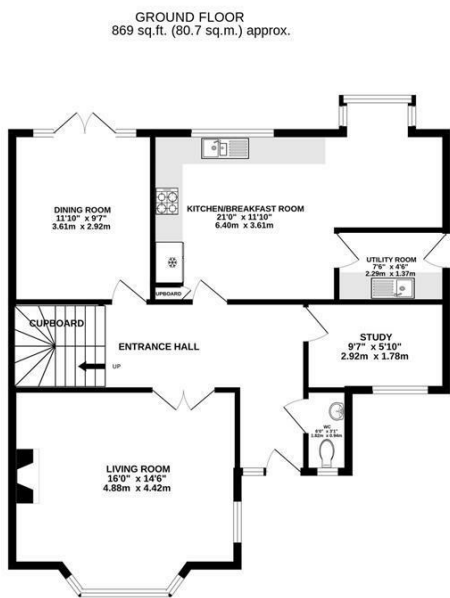
£800,000 - Freehold



Barons Estate Agents are pleased to bring to the market this executive home situated in the sought after village of North Waltham. The property is over three floors with a large bedroom on the top floor. On the first floor there are 4 bedrooms, 2 en-suites and a family bathroom. The ground floor enjoys an entrance hall, cloakroom, study, lounge, dining room, kitchen breakfast room and utility room. Outside there is an ornamental garden with mature shrubs and side access to the rear garden. The rear garden is enclosed and mainly laid to lawn, shrubs and pergola walk through to the garage to the rear. The garage is a double garage with independent up and over doors, there is roof storage and a courtesy door to the rear garden. No Onward Chain.

### Key Points and Features

- 5 bedrooms
- Entrance Hall
- Utility Room
- 2 En-Suites
- 3 Reception Rooms
- Garden
- Family Bathroom
- Kitchen Breakfast Room
- Double Garage



TOTAL FLOOR AREA : 2190 sq.ft. (203.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

North Waltham is a village located around 6 miles (9.7km) southwest of Basingstoke and just north of the M3 motorway. There is a main line train line within Basingstoke which provides a direct line to London Waterloo, taking approximately 45 minutes. Winchester can be accessed via the a33 and with its range of boutique shops, bars, eateries and historical artifacts is a great place to spend a day. The village itself is home to a pond, shop, Victorian primary school, recreation ground and The Fox pub/restaurant, all within close proximity.

### Local Authority

Basingstoke and Deane Borough Council.

### Tenure

Freehold

### 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.