



## 22 Little Fallow, Lychpit – RG24 8UN

£625,000 Freehold

5 BEDROOMS • EXTENDED • PREMIER LOCATION • GENEROUS PLOT • CLOSE TO LOCAL AMENITIES • SEPARATE UTILITY ROOM • 3 UPSTAIRS BATHROOMS • DOWNSTAIRS WC • SEPARATE STUDY • GARAGE WITH PARKING

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the property  
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Located on Little Fallow in Lychpit, this substantial five-bedroom detached home offers well-balanced and adaptable living space suited to modern family life. Lychpit is a well-regarded residential area adjoining Old Basing near Basingstoke in Hampshire. Developed from the early 1980s, it combines a modern setting with a long-established local heritage. The area is particularly noted for its well-regarded primary schooling and access to surrounding green space, while remaining conveniently positioned for the M3 and M4. Rail services from Basingstoke provide direct connections to London Waterloo.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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