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Ivar Gardens, Lychpit, Basingstoke

Guide price £475,000

BELVOIR!



Key Features

- > Stylish detached home in Lychpit
- > Four Bedrooms
- > Open plan L-shaped lounge/diner
- > Ground floor WC
- > Family room/bedroom 5
- > Driveway parking
- > Beautifully maintained rear garden



INTRODUCTION

Nestled in a serene cul-de-sac, this modern detached home offers a comfortable and well-proportioned living space, conveniently situated close to amenities in Lychpit, Chineham, and the town centre.

The property has undergone a range of modifications and improvements over the years, combining modern touches with everyday practicality. The garage has been thoughtfully converted, now serving as an additional room, perfect for a home office, guest suite, or occasional bedroom, providing extra versatility for modern living.

PROPERTY

This home offers comfortable and practical living, with a layout designed to maximise both space and natural light.



On entry to the property, the hallway leads to an L-shaped open plan living/dining area. This room feels bright and airy, with patio doors leading to the rear garden and a bay window to the front, adding to the character and charm of the property.

The kitchen, located off the hallway, includes a range of fitted wall and base units, practical worktops, and appliances. Overlooking the garden, it offers a quiet and pleasant space for cooking. Adjacent to the kitchen, the converted garage has been transformed into a versatile family room, ideal for a home office, guest accommodation, or additional living space. With windows overlooking both the front and rear garden, this room enjoys excellent light and functionality. A WC on this level adds further convenience, completing the accommodation on the ground floor.

Upstairs, there are four bedrooms; two good-sized doubles and two comfortable singles, which are perfect for children, guests, or workspaces. A modern family bathroom serves all the bedrooms, ensuring practicality.

The layout and decoration within the property creates a welcoming and versatile living environment and accentuates the natural light streaming into the home, further adding to its charm.

OUTSIDE

The gardens are a delightful and well-maintained feature of the property, with a thoughtfully designed patio terrace which extends from the house, providing the perfect setting for alfresco dining, entertaining guests, or simply unwinding with a cup of tea while soaking in the peaceful surroundings. The remainder of the garden is laid to lawn, with a selection of pleasant plants and small trees that frame the garden, and a shed to the rear.

At the front of the property, a driveway offers off-road parking for at least two vehicles, providing practical access and convenience. Its neat appearance complements the home's overall aesthetic, contributing to its welcoming curb appeal.





LOCATION

Ivar Gardens is an exclusive cul-de-sac in Lychpit, conveniently positioned close to amenities and the town centre, yet also within easy reach of open country and excellent road links. The Millfield Nature Reserve lies close to the property with the Basing House ruins, dating from 1535, within 5 minutes. The town centre and railway station is accessible within 1.5 miles. The station provides fast links to London and the south coast, and the M3 motorway at Junction 6 also links to London.

LOCAL AUTHORITY: Basingstoke & Deane

TENURE: Freehold

COUNCIL TAX: D

EPC: D

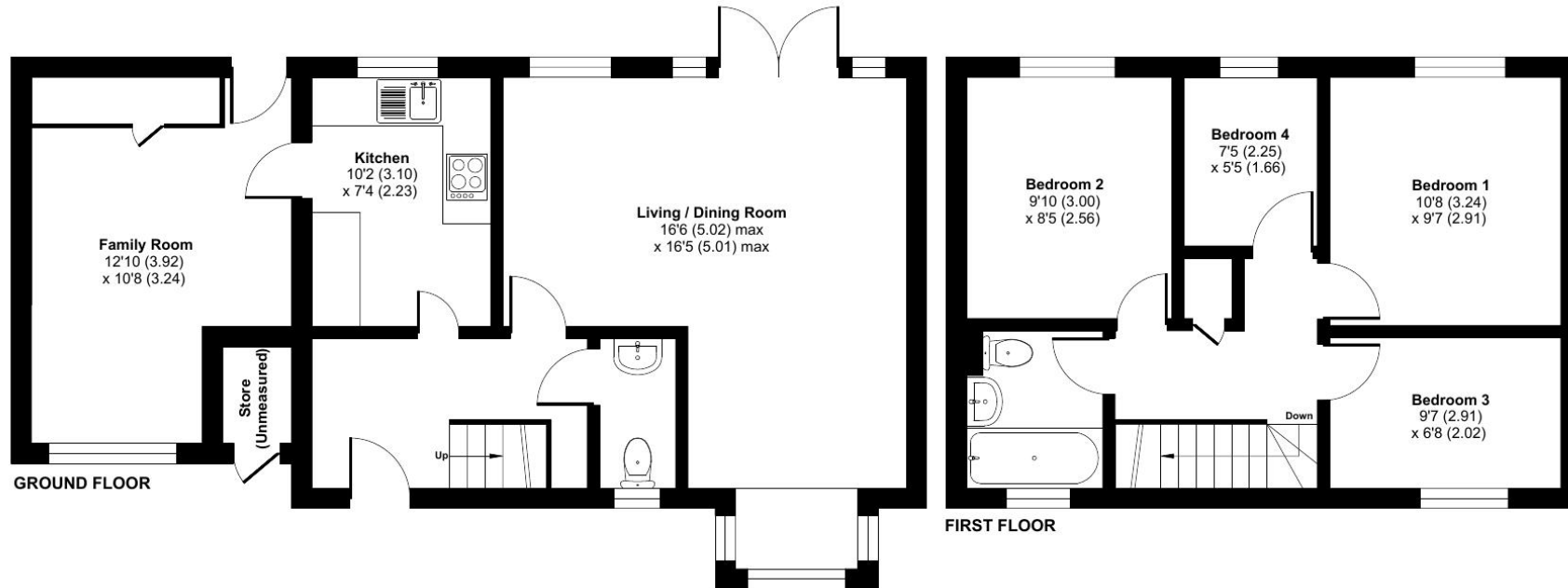
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ivar Gardens, Lychpit, Basingstoke, RG24

Approximate Area = 980 sq ft / 91 sq m (excludes store)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Belvoir Basingstoke. REF: 1294080

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