



Connells

Easter Square  
Basingstoke



### Property Description

Located on the highly sought-after Rooksdown development on the northern edge of Basingstoke, this property offers a perfect blend of modern living and convenient access to local amenities. Rooksdown is a well-established residential area, popular with families and professionals alike due to its attractive green spaces, excellent transport links, and strong community feel.

The area benefits from easy access to the A339 and M3 motorway, providing direct routes to London, Winchester, and Reading, while Basingstoke railway station offers regular mainline services to London Waterloo in approximately 45 minutes.



Rooksdown itself features a range of local conveniences including a convenience store, café, and healthcare facilities, as well as proximity to North Hampshire Hospital. The development is surrounded by attractive open spaces and countryside walks, making it ideal for outdoor lifestyles.

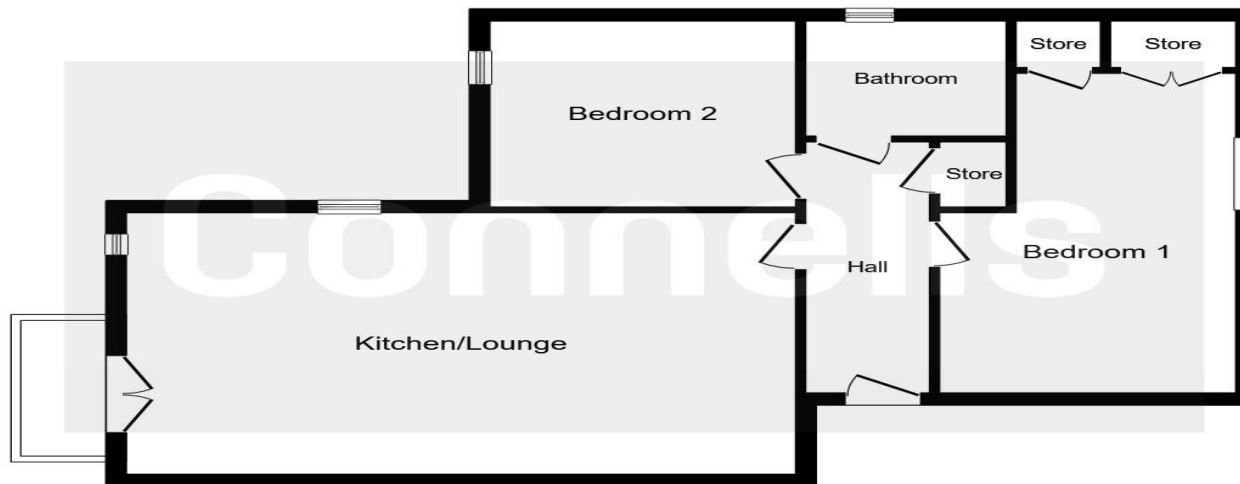
Families are particularly drawn to the area due to a selection of well-regarded schools nearby, while leisure and shopping facilities are available at the nearby Festival Place shopping centre, offering a wide range of retail, dining, and entertainment options.

Overall, Rooksdown offers a desirable balance of suburban tranquility with excellent connectivity, making it an ideal location for modern living.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

**T 01256 464566**  
**E basingstoke@connells.co.uk**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1714.84

Ground Rent:  
 290.54

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314886](http://connells.co.uk/Property/BTK314886)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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