



Melford Gardens, Basingstoke, RG22 5EZ

£595,000 Offers over - Freehold



Barons Estate Agents are delighted to present this beautifully extended, detached family home. Lovingly maintained and thoughtfully modernised by the current owner, the property is offered to the market with NO ONWARD CHAIN. The ground floor features an entrance hallway, a spacious lounge, and a stunning open-plan kitchen/diner—perfect for modern living and entertaining—alongside a utility area and a cloakroom. Upstairs offers four well-proportioned bedrooms, including a master bedroom with en-suite, as well as a family bathroom. Externally, the home benefits from a private, enclosed rear garden backing onto open farmland, providing a peaceful outlook. Additional features include a garage, a summer house, driveway parking for multiple vehicles, gas central heating, and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Key Points and Features

- Extended Family Home
- Lounge
- Driveway Parking
- 4 Bedrooms
- Modern Ensuite
- Garage
- Open Plan Kitchen Diner
- Utility Room
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

Melford Gardens is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Tax Band

Tax Band F

Viewing Arrangements

Strictly by appointment through 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.