



**Burydown Mead, North Waltham**

*At home in Hampshire*

  
**Hellards**

## 9 Burydown Mead

NORTH WALTHAM, RG25 2SX

GUIDE PRICE £485,000

- Three bedroom detached home
- Two bathrooms
- Garden Office
- Two Reception Rooms
- Low Maintenance Landscaped Garden
- Walking Distance to Village School
- Excellent Local Amenities
- Easy Access to Basingstoke, Winchester and Motorway Network

A beautifully presented three-bedroom detached home, offering versatile living space, a dedicated garden office, and a low-maintenance landscaped garden, situated in the charming and sought-after village of North Waltham.

This inviting home features a cosy sitting room with feature fireplace as well as a large conservatory/dining room providing ample space for relaxation and entertaining. A modern fitted kitchen and large utility room with side access is ideal for containing muddy boots and/or dogs.

Upstairs, there are three good sized bedrooms - the main one with en-suite shower room, as well as a family bathroom. The property boasts a contemporary aesthetic throughout, reflecting a very high standard of presentation.

Outside, the low-maintenance landscaped garden offers a private outdoor retreat, perfect for enjoying peaceful moments. A valuable addition is the dedicated garden office, complete with heating, providing an ideal space for remote working or creative pursuits.

The property benefits from ample driveway parking with space for up to four vehicles, and is equipped with an efficient electric heating system, along with mains electric and water supply.





North Waltham is a delightful village with excellent local amenities, and this home is conveniently located within walking distance of the highly regarded village school. The area offers easy access to major towns such as Basingstoke and Winchester, as well as the wider motorway network, making it an excellent choice for those seeking both village life and convenient connections. The village also benefits from bus services to the schools and college in Winchester. The village has a history dating back to the early Anglo-Saxon era. It boasts several historic buildings, including a Norman church, a Victorian School, and a range of houses from as far back as 1460.

**SERVICES**

Mains Electricity, water and sewage. Electric heating.

**LOCAL AUTHORITY**

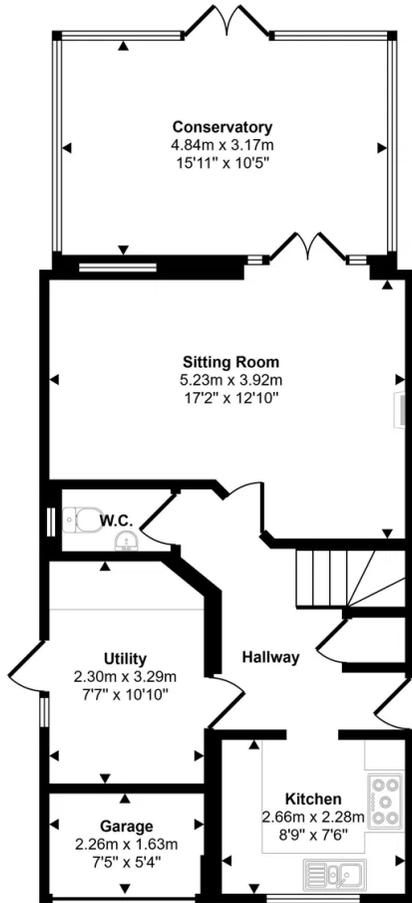
Basingstoke & Dean  
Council Tax Band E

**DIRECTIONS**

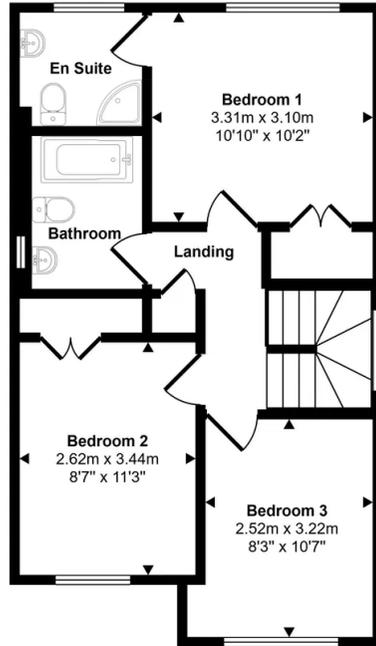
What3words: ///material.insect.airstrip



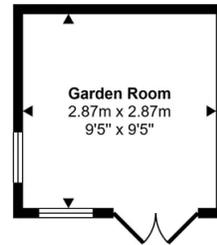
Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 65 sq m / 703 sq ft



First Floor  
Approx 47 sq m / 503 sq ft



Outbuilding  
Approx 8 sq m / 89 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Hellards Estate Agents**  
11 Broad Street, Alresford, Hampshire

01962 736333  
sales@hellards.co.uk

<https://www.hellards.co.uk/>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.