



George Street Brookvale Basingstoke RG21 7RL

Winkworth



George Street

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Accommodation

Hallway
Living/dining room
Kitchen
Three double bedrooms
First floor bathroom
Gardens
Driveway for one car
Conservation area

Description

This three bedroom character house has plenty to recommend it, not least of which is the quality of presentation by the owners, who have clearly taken real pride in creating a stylish home, retaining many original features. It also benefits from having a drive for one car to the rear.

Brookvale is a conservation area dating from the late Victorian era. It is convenient for both the town centre and Basingstoke's mainline railway station with approximately 45 minute services into London Waterloo.

The house has a recessed porch with the front door opening into a hallway, which has stairs to the first floor and a glazed door into the twin aspect living/dining room. This has attractive wood panelling, picture rails and a gas fire inset into an Adam style surround.

The kitchen has wooden work surfaces complemented by light coloured units and a ceramic butler style sink with antique mixer taps. There is an inset gas hob, built-in oven and integrated washing machine and dishwasher. A stable style door gives access to the rear garden.

Heading upstairs, the first floor has two double bedrooms with the largest having exposed floorboards and built-in wardrobes. The second bedroom has a cast iron

fireplace and a timber partition wall – both possibly original.

The bathroom has been fitted in an Edwardian style with a roll top bath that has a rain head shower over.

Heading up again, there is a further double bedroom on the second floor and this has a Velux window and eaves storage cupboards.

Externally, there are enclosed gardens to the front and rear. The rear garden has been paved for ease of maintenance and offers a great space for relaxing and entertaining. There is a timber storage shed and a gate leading out to the driveway providing off-street parking for one car. Further parking is available on-street to the front and this is non-allocated.

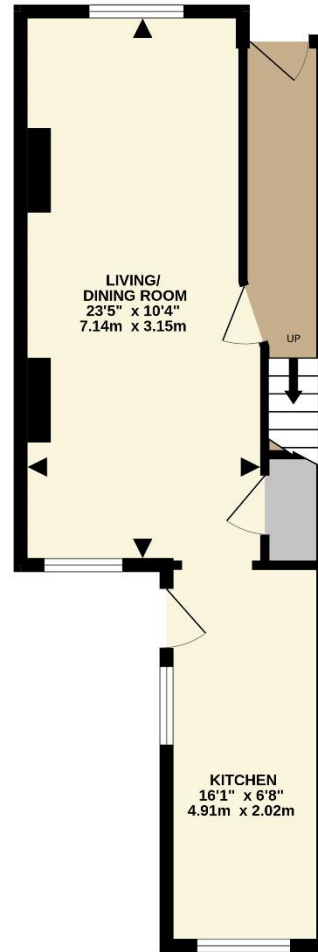


George Street

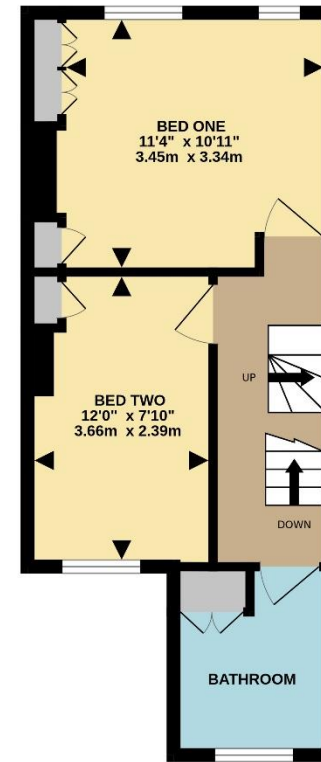
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
England, Scotland & Wales	EU Directive 2002/91/EC	

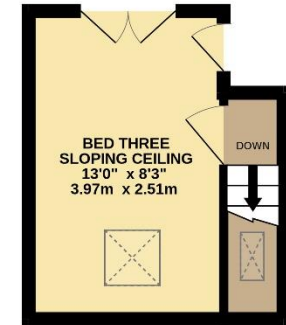
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



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