



Redwing Road Kempshott Basingstoke RG22 5UP

Winkworth



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Accommodation

Entrance hall
Cloakroom
Living room
Dining room
Conservatory
Study
Kitchen/breakfast room
Utility room
Four bedrooms
En-suite shower room
Family bathroom
Double width garage
Private gardens

Description

This good looking four bedroom detached family home is tucked away in a secluded position offering a high degree of privacy to the rear. The house has plenty of space with room for extension (subject to consents) and is offered for sale with no onward chain.

Kempshott is a great place to live with schools, shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3 miles away (as the crow flies) with approx. 45 minute services into London Waterloo.



The property has a covered entrance porch with the front door leading into a central entrance hall.

Off to the left is the living room that has a bay window and a fireplace. Folding doors lead through into the dining room, which has been enhanced by the addition of a substantial conservatory at the rear.

The kitchen has beech style storage and display cupboards throughout and a range of Neff appliances including a ceramic hob, built-in oven and grill, dishwasher and fridge/freezer. There is open access into the breakfast room with a further door into the utility room and the garage beyond.

There is a large study to the front of the house and a cloakroom at the end of

the hallway with a deep storage cupboard under the stairs.

Heading up to the galleried style landing, there are four good size bedrooms (all with built-in wardrobes) with the main bedroom having a stylishly refitted en-suite with a walk-in cubicle and a dual function shower.

The main bathroom is light and bright with a white Edwardian styled suite.

Externally, the garden to the rear offers a high degree of privacy created by thoughtful planting over many years. There is a paved terrace, accessed through French doors from the conservatory, with a lawn beyond. There is room to the side for a shed and there is an outside tap and electrical point.

To the front there is a lawn with mature shrubs and a wide drive leading to the double garage that has an electric roller door.



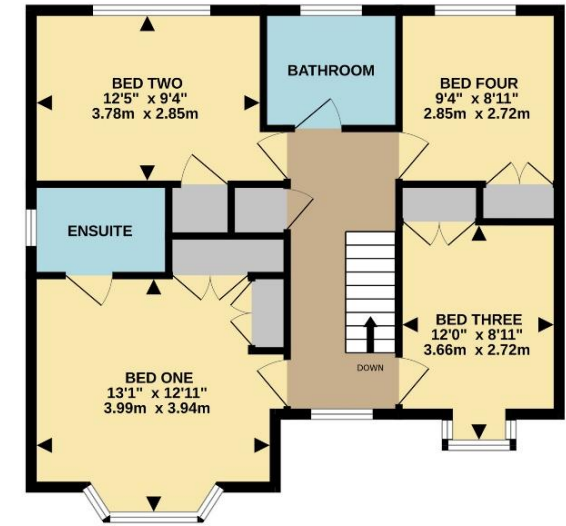
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GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.

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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		63	74



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 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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