



Apple Way Old Basing Hampshire RG24 7HA

Winkworth



Apple Way

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Accommodation

Entrance hall
Cloakroom
Living room
Dining room
Kitchen
Utility room
Four bedrooms
Bathroom
Double garage
South facing rear garden
Driveway for 4 cars

Description

This very spacious four bedroom detached home is ideal for growing families with large bedrooms and scope for extension, subject to consents.

The location is great, as Old Basing has an attractive core of historical buildings and a range of small shops, four pubs with restaurants and popular infant and junior schools. The major town of Basingstoke lies around two miles to the west and this has a mainline rail service into London Waterloo of around 45 minutes. The M3 motorway is easily reached at junctions 5 or 6.



The house has a covered porch with the front door leading into a wide hallway.

The main living room is set to the front and has a deep bay window and glazed double doors leading through into a decent size dining room.

The kitchen has a good range of wall and base mounted storage and display cupboards complemented with long work surfaces and a breakfast bar. There is an inset 1½ bowl stainless steel sink unit (with a waste disposal) and an inset electric hob with a built-in oven and microwave plus a wine cabinet.

The utility room has been fitted to match the kitchen with attractive floor tiling visually tying the two together. There is access

into the garage from the utility. Completing the ground floor is the downstairs loo.

Heading upstairs, there are four large bedrooms – three are genuine ‘doubles’ and the fourth could probably take a small double bed. The bathroom is also larger than normal and has a shower cubicle as well as a bath.

Externally, there is good parking here with a double garage and a wide, block paved driveway to the front for up to four cars.

To the rear is a south facing garden, which is ‘L’ shaped and has a paved terrace, timber deck, lawn, shed, greenhouse and flower and shrub beds.

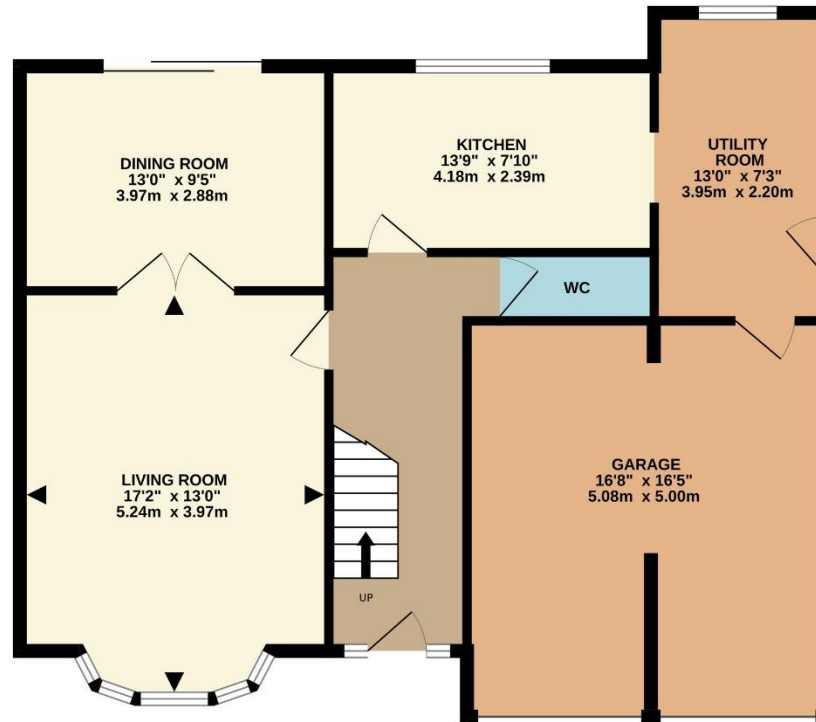
Hot water and heating are provided by a gas fired boiler, which was installed in 2021.



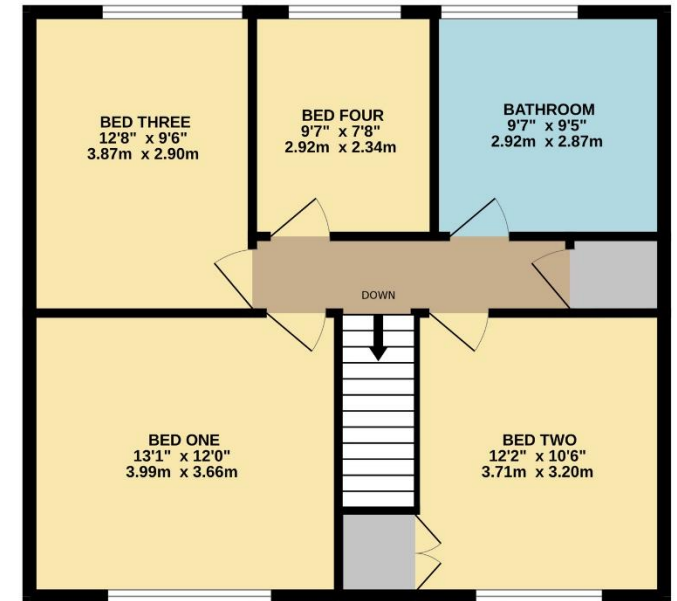
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GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	80
(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

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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