



Marjoram Meadow Old Basing Hampshire RG24 7BE

Winkworth



## Marjoram Meadow

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### Accommodation

Hallway  
Cloakroom  
Living room  
Kitchen/diner  
Utility room  
Four bedrooms  
En-suite shower room  
Family bathroom  
Garage and driveway  
Gardens

### Description

This attractive 1930's styled home was completed in December 2023 and retains much of that 'brand new' feel. It is offered for sale with no onward chain and has a very convenient location on the edge of Old Basing village with Basingstoke's Town Centre and mainline railway station about 1½ miles to the west.

With four good size bedrooms and being within catchment for Old Basing Infant and Junior Schools, it will have particular appeal to families.



The house has a wide central hallway with stairs up to the first floor. Off to the left is the living room, which has a deep window drawing in lots of natural light. Across the hallway is the downstairs toilet and a handy cupboard for hanging coats.

At the back of the house is the impressive kitchen/diner and this has french doors out to the rear garden. The kitchen has been fitted with matt finish units with soft closing cupboards and drawers. Inset into the worktops are a 1½ bowl stainless steel sink unit and a gas hob. Integrated appliances include an oven and grill, fridge/freezer and dishwasher. There are attractive oversize floor tiles that enhance the sense of space and these extend into the utility room that has been fitted in the same style as the kitchen.

Heading up to the first floor, there are four good size bedrooms with the two

largest having built-in double wardrobes.

There is a stylish en-suite shower room to the main bedroom and this is fully tiled and has a white suite with a wide shower cubicle. The family bathroom is also fully tiled and has a shower and screen over the bath.

Moving outside there is a garage to the side, which has power and light and a long driveway for two or three cars.

The front garden is open plan with a flower and shrub bed.

The back garden is a decent size and is mainly laid to lawn with a paved patio.

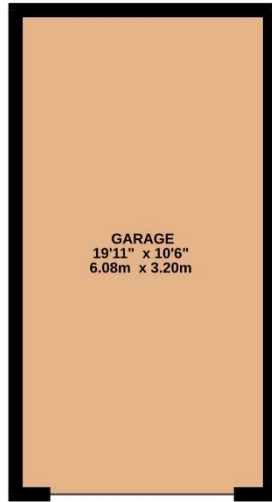
In common with many new developments, there is an annual Estate Management charge, which is yet to be sent to the sellers for this year although they are expecting it to be in the region of £350-£380. It will need to be verified prior to a purchase.



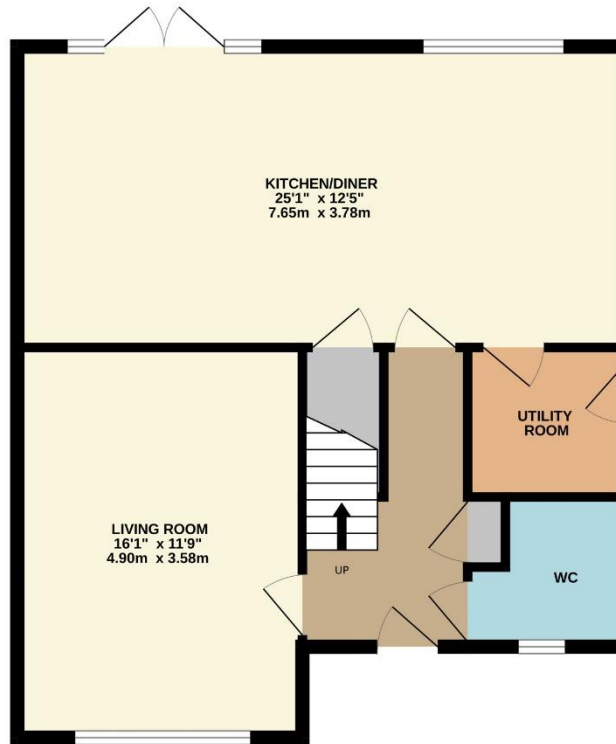
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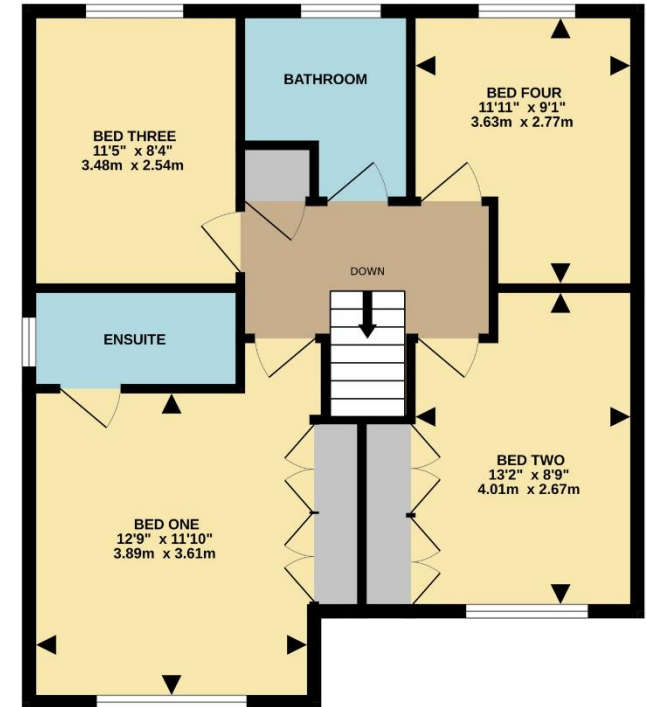
GARAGE  
209 sq.ft. (19.5 sq.m.) approx.



GROUND FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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 : 1539 sq.ft. (143.0 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

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