



Plot 3 Lansdown Place Pamber End Hampshire RG26 5WU



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Accommodation

Cloakroom
Utility Room
Study
Kitchen/Dining/Family Room
Living Room
TV Room/Playroom
Master bedroom with ensuite
Two Double Bedrooms
Study/Bedroom 4
Family Bathroom

Description

This brand new and very substantial detached family home has accommodation throughout showcasing the spaciousness and flexibility of the property. The heart of this home will be the 'lifestyle' open plan kitchen/family/dining room fully fitted with a comprehensive range of units with integrated appliances including an American fridge and wine cooler plus bi-fold doors leading to the extensive patio. A further feature of this home undoubtedly, the gardens. These are approximately 100' wide by 55' deep all lawned beyond the post and rail stock fence is a similar sized area which is a planted, designated ecology zone.



Upon entering the ground floor hallway, laid with stunning black and white tiles, the natural light via the vaulted ceiling and glazed internal doors enhances the welcome. This room provides access to all reception rooms complete with kitchen, breakfast & living area, sitting room, family room, TV/study, utility room and downstairs cloakroom.

At the rear the very spacious kitchen/dining/living room over 44' in length very well fitted with storage units, stone worktops and integrated appliances.

This first floor comprises three double bedrooms one of which is the master bedroom with a modern ensuite. The family bathroom has both a separate shower and free standing bath. There is also a further room ideal as a home office/or bedroom. All of the bedrooms have fitted wardrobes.

The house also benefits from an air source heat pump and underfloor heating to the ground floor.

Parking is to the side of this home along with access to the fantastic rear garden.

This new home is conveniently located to Tadley with its range of facilities to cater for all day-to-day requirements. The popular Queens College Arms is a short walk away www.queenscollegearms.co.uk

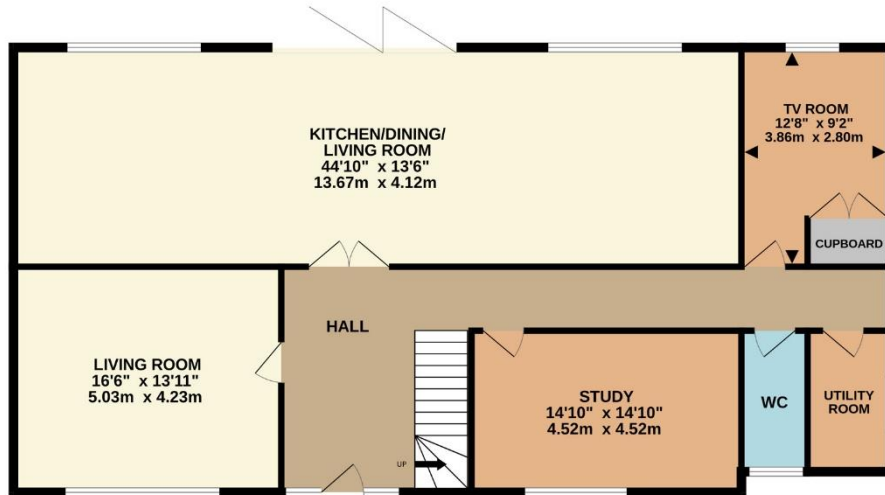
Commuting is excellent with Junction 6 of the M3 being within a short drive at Basingstoke, and with the mainline station in Basingstoke providing fast and frequent services to London Waterloo from 45 minutes and Bramley station providing access to Reading for fast and frequent trains including the Queen Elizabeth Line to London, the M4 and access to Newbury.



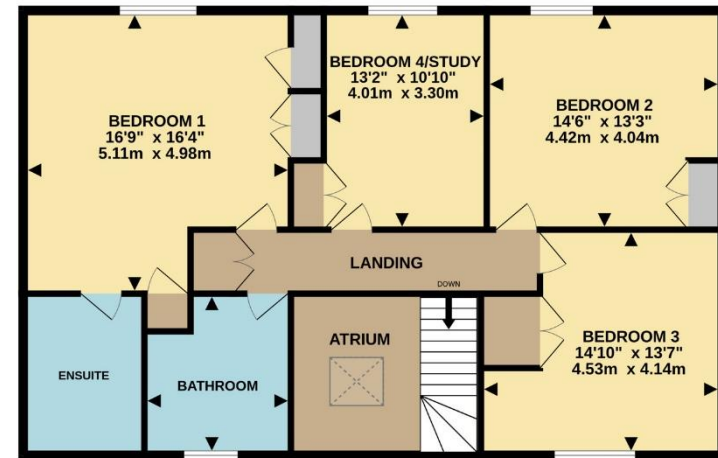
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GROUND FLOOR
1469 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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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