



Oakley Road Hannington Hampshire RG26 5TU

Winkworth



Oakley Road

Hannington Hampshire RG26 5TU

Accommodation

Entrance hall
Lounge/diner
Kitchen/breakfast room
Ground floor bathroom
Three bedrooms
En-suite shower room
Large gardens
Oil fired heating
Photovoltaic panels
Planning for loft conversion

Description

This large three bedroomed semi-detached house has an elevated position with stunning views to the south-west out over open countryside. It has been nicely presented for sale by the owners and has the benefit of planning permission to extend into the loft space to provide a larger third bedroom.

The house is set within a quiet lane of only four properties within the pretty village of Hannington, which is conveniently situated between the major towns of Basingstoke and Newbury.

The central hallway has stairs up to the first floor with a deep storage cupboard under. There is natural wood flooring that extends into the lounge/diner at the rear of the house. This has a log burner inset into the fireplace and French doors out to the garden.

The kitchen/breakfast room has a triple aspect and is fitted with attractive shaker style units complemented by polished granite worksurfaces. There are integrated appliances including a dishwasher, washing machine and tumble dryer.

The family bathroom is on the ground floor and has been stylishly fitted, with a shower over the bath and contemporary wall tiling.

Heading upstairs, there are three bedrooms, two of which have the far reaching views to the rear. The

second bedroom has an en-suite shower room.

Externally, there is a large garden at the back and this has a paved terrace with two steps down to an extensive lawn. There is a raised vegetable bed and the garden is enclosed by timber panelled fencing with a gate to the side.

The front garden also has a large lawned area and there is potential to provide plenty of driveway parking (subject to any necessary consents).

Currently, the owners have a parking space to the front, leased from Vivid Housing, which buyers would need to negotiate with Vivid if they wished to continue using the space.

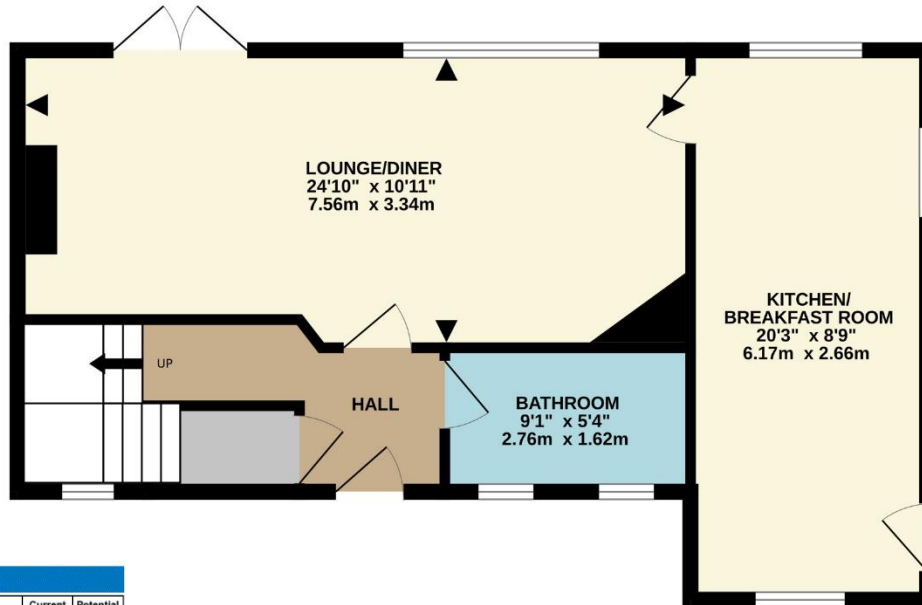
With regard to services, the heating and hot water are provided by an oil fired boiler and the drainage is to the mains. The house benefits from photovoltaic panels, which generate electricity during daylight hours.



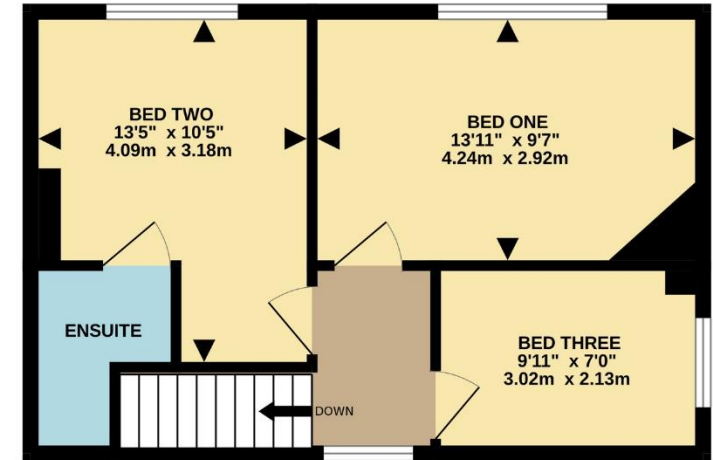
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GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	
England, Scotland & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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