



Byfleet Avenue Old Basing Hampshire RG24 7HR

Winkworth



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Accommodation

Porch
Hallway
Cloakroom
Kitchen/diner
Living room
Five bedrooms
Three en-suites
Family bathroom
Garage and secure driveway
Barn style outside dining
Gardens (0.24 acres)

Description

This substantial five bedroom chalet style house has so much to offer – a huge amount of space, contemporary styling and layout, a great location, plenty of parking and gardens approaching a quarter of an acre with fantastic outside entertaining areas.

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 property has an enclosed porch and a wide central hallway. At the end there is access into the principal reception areas.

The living room is large and has bifold doors out to the garden. It also has a log burner in one corner. Next door is the stunning kitchen/diner – a sociable space for cooking, dining and relaxing. It has wooden worksurfaces with a wide range of stylish cupboard and drawer units, a central island with an induction hob and gas burner and integrated appliances including two ovens, microwave, dishwasher and an espresso coffee maker. There are also further bifold doors to the garden.

There are three bedrooms on the ground floor, one of which is currently used as a family/games room. Bedroom three has an ensuite shower room and there is a family bathroom that also has a useful utility cupboard with plumbing for a washing machine and space for a tumble dryer.

Heading upstairs, the landing has a walk-in airing cupboard housing the gas fired boiler. The main

bedroom has a Juliet balcony offering fine views over the rear garden. It has an ensuite shower room and lots of built-in wardrobe and cupboard space. The second bedroom also an ensuite shower room and built-in storage cupboards.

Externally, the front garden is enclosed and is mainly laid with gravel providing parking for numerous vehicles. There are high wooden gates to the side that open into a wide and long driveway in front of the good size garage.

The rear garden is a particular feature of this home – it is west facing and extends to around 100 feet (30 metres). A large paved terrace runs along the back of the house with a long lawn beyond and fruit trees at the end.

There is a covered barn area at the rear of the garage and this is perfect for al-fresco dining, whatever the weather! It has power and light, a pizza oven and an outside wc.

The property is on mains services apart from drainage, which is to a septic tank at the rear.

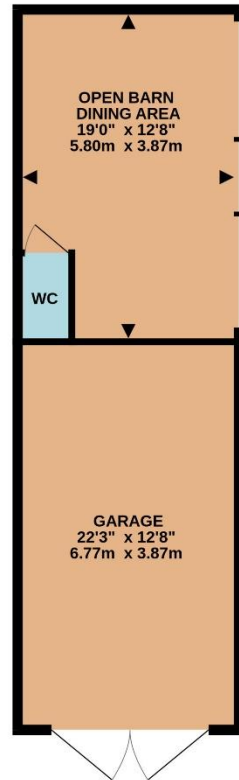


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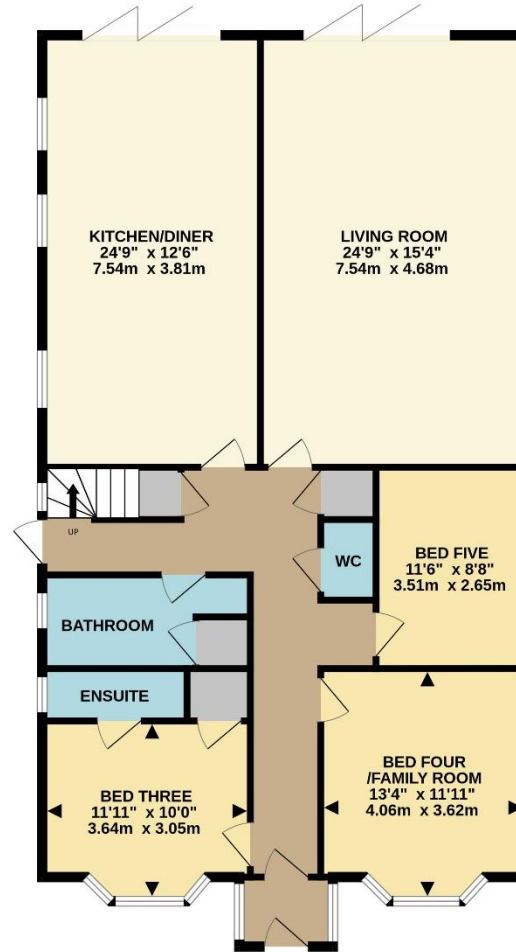
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

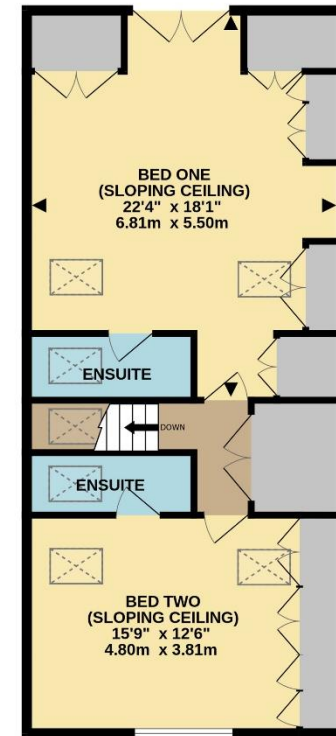
OUTBUILDINGS
524 sq.ft. (48.7 sq.m.) approx.



GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2651 sq.ft. (246.3 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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