



Saxon Way Lychpit Basingstoke RG24 8SA

Winkworth



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Accommodation

Entrance hall
Cloakroom
Living room
Kitchen/diner
Three bedrooms
Bathroom
Garden office
Garage
Driveway
South-west facing garden

Description

This attractive three bedroom detached house has plenty to offer including three double sized bedrooms and a garden office. It has been extended to provide a large kitchen/diner, a terrific family bathroom and a dressing area to bedroom two.

It is situated at the end of a cul-de-sac in a popular location within the catchment area of Old Basing's Infant and Primary Schools.

The house has a wide central hallway - off to the right is the triple aspect living room, which has a fireplace as the focal point and french doors into the garden.

Across the hallway is the large kitchen/diner with the kitchen end having cream coloured Shaker style cupboards, complemented by wooden worksurfaces and a ceramic butler style sink. There are integrated appliances including an inset gas hob, built-in oven and grill, slimline dishwasher, tumble dryer, fridge/freezer and water softener.

Completing the ground floor is the downstairs loo.

Heading upstairs there are three double sized bedrooms, with the main one having stylish fitted wardrobes and bedroom

furniture (not shown on the floorplans). The second bedroom has the bonus of a dressing area.

The family bathroom is large – large enough in fact to have room for a roll edge free standing bath and a walk-in shower cubicle.

Moving outside, there is an outside office in the rear garden (ideal for home working) and a single garage to the front with driveway parking for 2/3 cars.

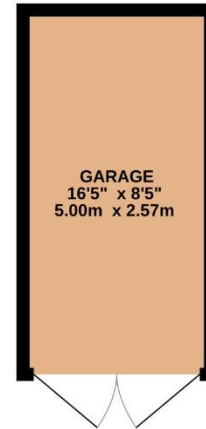
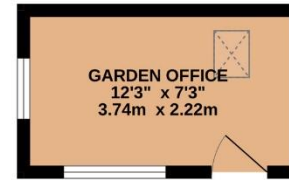
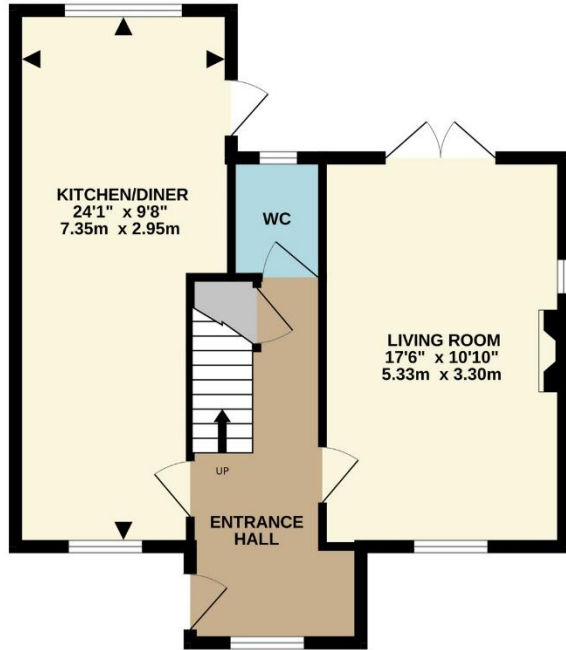
The rear garden is south-west facing and offers a good degree of privacy. It has a paved terrace with a neatly trimmed lawn and pretty flower and shrub beds. There is a wide side access down one side of the house providing a good storage area.



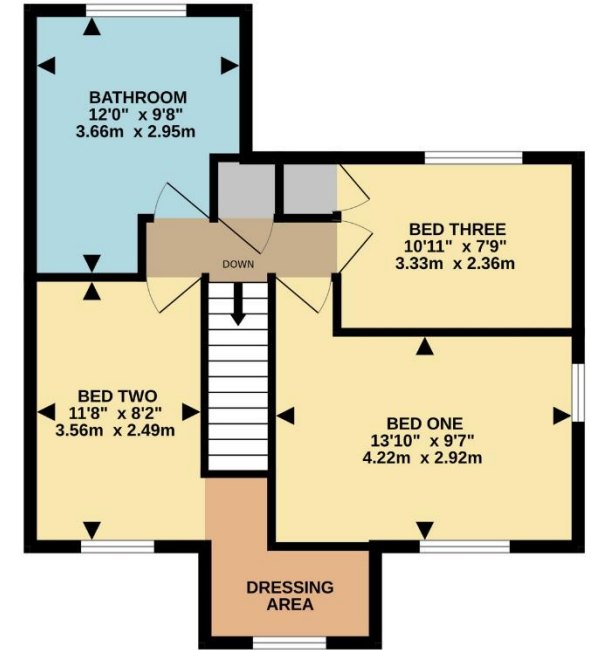
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GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		69
(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	

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