



Paddock Fields Old Basing Hampshire RG24 7DB

Winkworth



Paddock Fields

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Accommodation

Hallway
Cloakroom
Sitting room
Dining room
Drawing room
Utility room
Four bedrooms
Bathroom
Double width garage
Studio/outside office
Gardens

Description

This Georgian styled family home is situated within one of Old Basing's most sought after roads.

It will benefit from updating and has potential for extension (subject to consents) and provides a wonderful opportunity to establish a long term family home.

It further benefits from a double garage and an outside studio/office. It is to be sold with no onward chain.



The house has a wide central hallway – off to the right is the twin aspect sitting room, which has French doors to the garden and an open fireplace with an attractive stone surround.

Across the hall is the dining room which, along with the sitting room and hallway, has parquet flooring. Next stop is the large drawing room that offers views out to the garden through French doors.

The kitchen overlooks the rear garden and has a walk-in larder and access into the utility room – this houses the gas fired boiler and has a ceramic Belfast sink.

Heading upstairs, there are three double sized bedrooms and a single. The main bedroom has a shower cubicle and a fitted wardrobe and dressing table (not shown on the floorplan).

The bathroom has a coloured suite with an electric shower over the bath.

Moving outside, a long driveway leads up to a double garage and this has a roller door and electric power and light.

The studio is timber built and has electric power and heating and also benefits from a wc.

The rear garden is enclosed by high brick walls and has a paved terrace with lawns and raised flower and shrub beds.

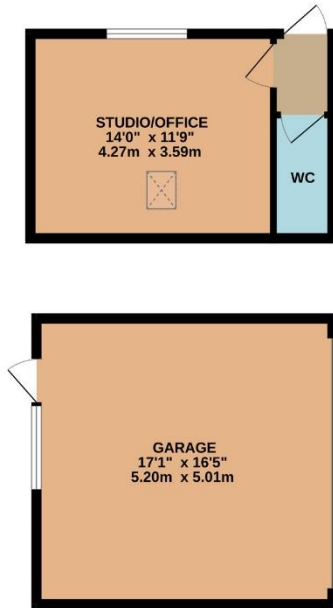
The location is great, as Old Basing has an attractive core of historical buildings and a range of small shops, four pubs with restaurants and popular infant and junior schools. The major town of Basingstoke lies around two miles to the west and this has a mainline rail service into London Waterloo of around 45 minutes. The M3 motorway is easily reached at junctions 5 or 6.



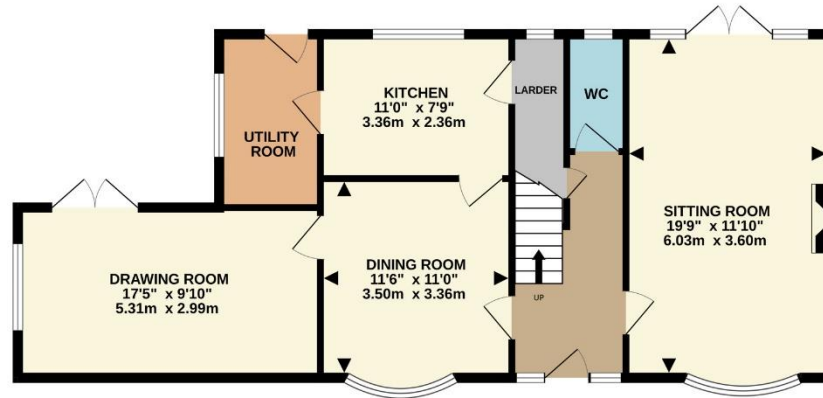
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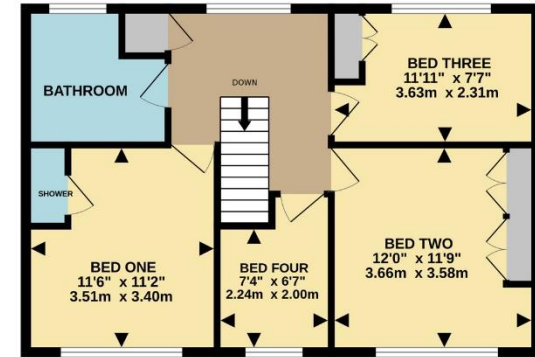
OUTBUILDINGS
485 sq.ft. (45.1 sq.m.) approx.



GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 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		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(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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