



Stour Road Oakley Hampshire RG23 7AR

Winkworth



## Stour Road

Oakley Hampshire RG23 7AR

### Accommodation

Entrance hall  
Cloakroom  
Kitchen  
Living room  
Dining room  
Study/bedroom  
Conservatory  
Four bedrooms  
Bathroom  
Garage and driveway

### Description

This large four bedroom link-detached home will appeal to families as there is plenty of space to go around, with decent sized bedrooms, three reception rooms on the ground floor and good parking.

It is set towards the end of a cul-de-sac in the popular village of Oakley, which has an attractive core of historical buildings and a range of small shops, two pubs and very popular infant and junior schools.



The house has a long and wide hallway with the downstairs toilet at the far end.

Off to the right, a door leads into the dining room, which has open access into the conservatory providing lots of room to dine and entertain. There are glazed double doors into the kitchen so the space can be a sociable open plan area if required.

The kitchen has wooden work surfaces with an inset induction hob and a built-in oven below. There are wall and base mounted storage cupboards and an integrated dishwasher with space for free standing appliances.

The living room is set to the front of the house with the study next door

(currently used as a bedroom).

Heading upstairs, all four bedrooms are large enough to take double beds if needed.

The bathroom has a stylish white suite with a shower end bath and independent shower over and fitted screen. There is also useful storage cupboards and attractive contemporary tiling.

Externally there is a garage (with power and light) to the side and driveway parking for 3 cars.

To the rear is a relatively private west facing garden that has two paved terrace areas with a lawn beyond. There is also a built-in garden shed at the back of the garage.

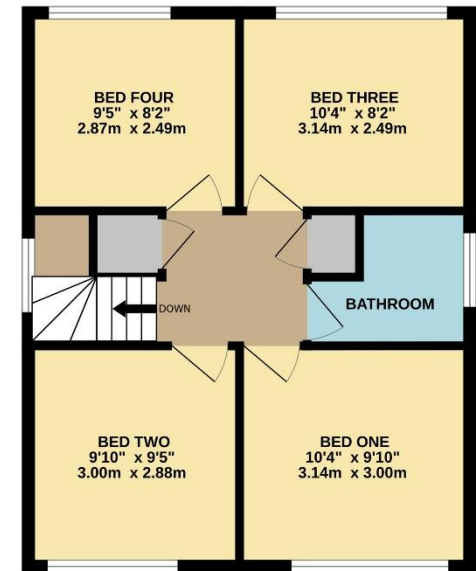
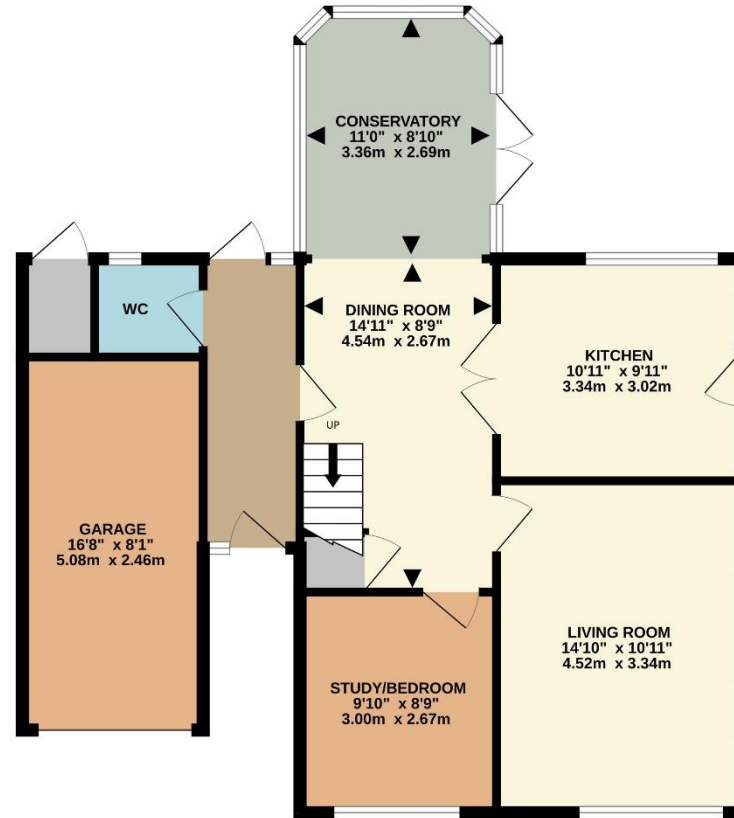


# Stour Road

Oakley Hampshire RG23 7AR

GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92+) <b>A</b>                              |                         |
| (81-91) <b>B</b>                            | 85                      |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 62                      |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |

TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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.  
Made with Metropix ©2023

## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE  
01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



See things differently.