



**Plot 1 Waterside** Frog Lane Mapledurwell Hampshire RG25 2LP





## **Plot 1 Waterside** Frog Lane

Mapledurwell Hampshire RG25 2LP

### **Accommodation**

Entrance hall  
Cloakroom  
Sitting room  
Study  
Kitchen/dining room  
Utility room  
Dressing room and en-suite to bed one  
Three further bedrooms (two with en-suites)  
Family bathroom  
Garage

### **Description**

This brand new home by well respected local developers, Champion Homes, is one of just two high specification properties with a waterside setting in the sought after Hampshire village of Mapledurwell.

It has an idyllic position overlooking open farmland and benefits from a stylish contemporary interior enhanced by Champion's reputation for attention to detail and quality of finish.

The house has an oak framed porch with the front door leading through into the central hallway.

The kitchen/dining room to the rear has bi-folding doors on two sides drawing in plenty of natural light and framing great views over the stream and countryside beyond. The shaker style kitchen units are supplied by Kutchenhaus and are complemented by natural stone worksurfaces with integrated appliances including a vented induction hob, oven and grill, dishwasher, fridge/freezer, Quooker hot tap and wine cabinet.

The utility room has been fitted to match the kitchen and includes a washing machine and tumble dryer.

The twin aspect sitting room has a brick built fireplace with a log burner and a further set of bi-fold doors lead out to the paved terrace at the rear. Completing the ground floor

is a study to the front and the downstairs loo.

The stairs and landing have an attractive glazed balustrade and give access to four good sized bedrooms.

The principal bedroom has French doors with Juliet balconies taking full advantage of the outlook to the rear. It also has a large dressing room and en-suite bathroom with high vaulted ceilings adding to the sense of space.

There are en-suites to bedrooms three and four in addition to the family bathroom.

Externally, there is a garage to the side with plenty of driveway parking and an electric charging point.

The rear garden is lawned and overlooks the stream to the rear and has an extensive paved terrace for outside dining and entertaining.

The property has all main services apart from sewage, which is to an on-site septic tank system.

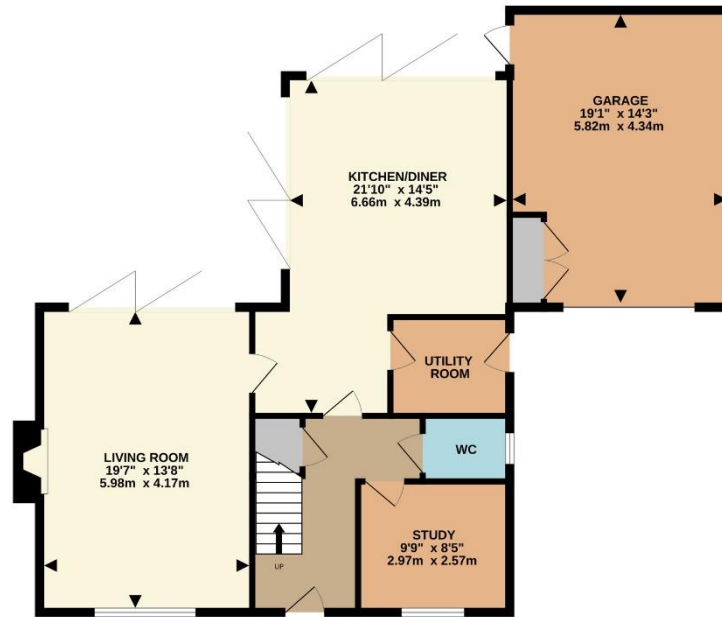


# Plot 1 Waterside

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2240sq.ft. (208.1 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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