



Camford Close Beggarwood Basingstoke RG22 4UJ

Winkworth





## Camford Close

Beggarwood Basingstoke RG22 4UJ

### Accommodation

Entrance hall  
Living room  
Dining room  
Garden room  
Kitchen/breakfast room  
Utility room  
Cloakroom  
Five bedrooms  
Two en-suites  
Family bathroom  
Double garage  
Gardens

### Description

An impressive five bedroom detached house set in a popular residential area on the south-west side of Basingstoke.

With three reception rooms, a big kitchen breakfast room, two en-suites and a family bathroom, there is plenty of space to go around and is perfect for the large or growing family.

The house has a covered porch with the front door leading into a central hallway. Off to the left is the living room, which has a bay window and an attractive fireplace with a fitted gas fire (not tested). Double doors lead through into the dining room and this has French doors into the garden room at the rear. This has a high vaulted ceiling with velux windows and further French doors into the garden.

There is a large open plan kitchen/breakfast room at the back of the house and this has natural wood finish units with a 1½ bowl sink unit with a water softener under, inset gas hob and a built-in oven and grill (the oven has intermittent issues according to the seller). The breakfast area has room for a good size table.

The utility room has cupboards to match the kitchen and has plumbing for a washing machine, space and a vent for a

tumble drier and a stainless steel sink unit. The downstairs cloakroom comes off the utility room.

Heading upstairs, there is a wide landing with a double width airing cupboard.

There are five large bedrooms, with all but bedroom five having built-in wardrobes. The two largest have en-suite shower rooms and the family bathroom has a contemporary styled suite with a dual function shower and screen over the bath.

Externally, the front garden is easily maintained, being laid with slate chippings and having a shrub border. The rear garden has two paved areas with a lawn and raised flower beds.

Parking is good with an integral double width garage and a block paved driveway to the front.





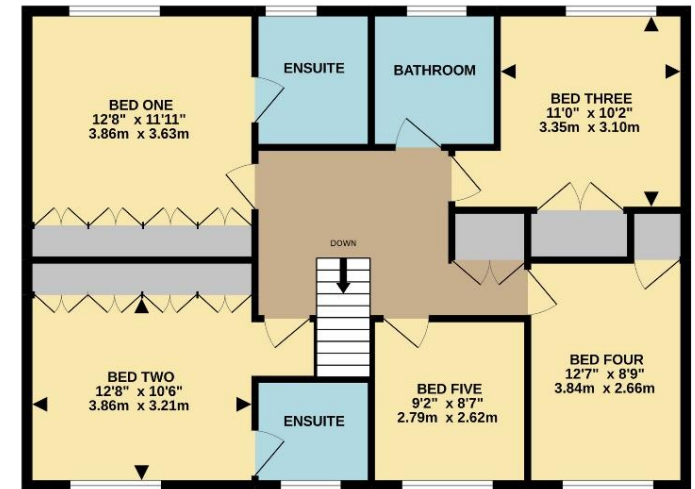
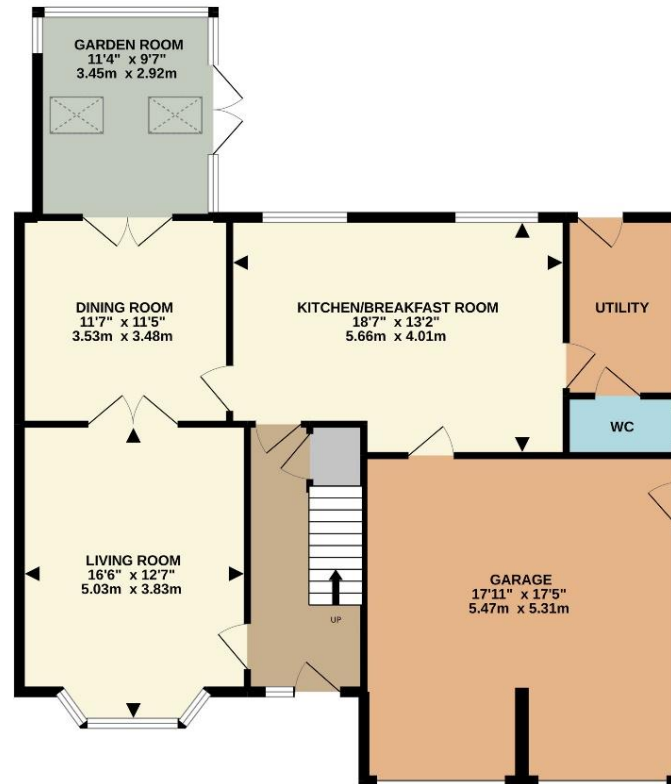
# Camford Close

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GROUND FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.

1ST FLOOR  
951 sq.ft. (88.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</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			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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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