



Greenbirch Close Kempshott Basingstoke RG22 5JL

Winkworth



Greenbirch Close

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Accommodation

Entrance hall
Cloakroom
Living room
Snug/family room
Study
Kitchen/diner
Utility room
Four bedrooms
En-suite shower room
Family bathroom
Garage and long driveway
Gardens

Description

This large four bedroom detached house is nicely tucked away at the end of a cul-de-sac and has so much to offer as a family home. It has an abundance of space, large gardens and parking for five or six cars. It also looks very well cared for and has a stunning kitchen/diner opening onto the rear garden.

It is set in Kempshott, which is a great place to live with schools, shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3 miles away (as the crow flies) with approx. 45 minute services into London Waterloo.

The house has a covered porch with the front door leading into a wide central hallway. Off to the right is the main living room, which has a bay window and double doors leading into the original dining room – now used as a snug or family room. Back across the hallway is a large study that is perfect for home working. A door from here leads into the garage.

The stunning kitchen/diner was refitted about three years ago in a sleek contemporary style with white high gloss units, complemented by dark quartz worksurfaces and grey floor tiling. It has a range of high quality integrated appliances including a Neff induction hob with hood, Neff double ovens, a full length fridge, microwave, dishwasher and wine cabinet. It also has a high vaulted ceiling and tri-fold doors that create a light and sociable space.

Completing the ground floor is a well fitted utility room (including an integrated full length freezer) and downstairs wc.

Heading upstairs, there are four decent size bedrooms with the largest having a full wall length of attractive fitted wardrobes as well as an ensuite shower room.

Bedrooms two and four have built-in wardrobes.

The family bathroom has a white suite with a shower-end bath that has a shower and fitted screen.

Moving outside the front garden is well screened with a mature conifer hedge and panelled fencing.

The rear garden is large and west facing. A paved terrace runs along the back of the house with a further terrace in one corner and a raised timber deck in the other. In between lies a good size lawn with flower and shrub borders.



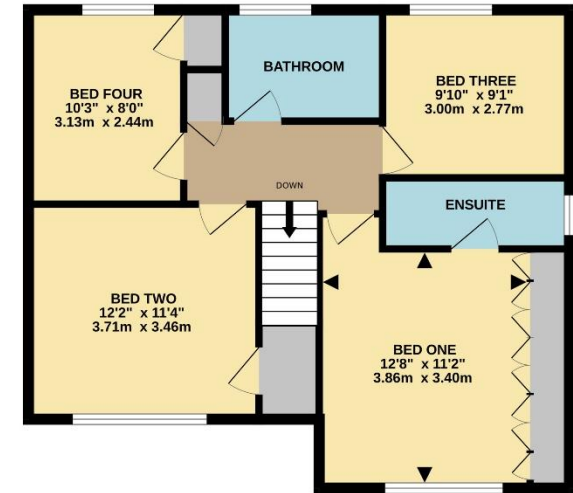
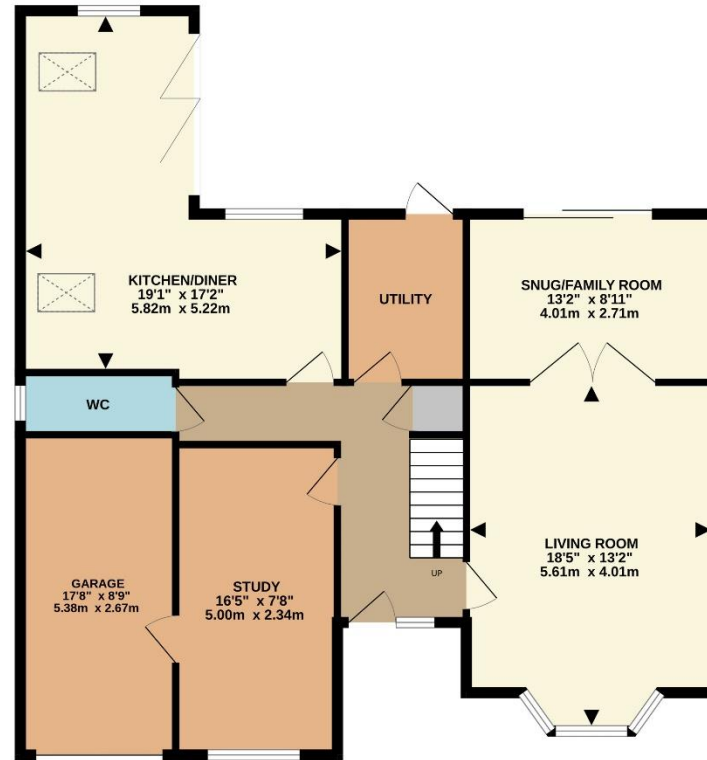
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GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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