



Hatch Lane Old Basing Hampshire RG24 7EE



## Hatch Lane

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## Accommodation

Hallway  
Shower/cloakroom  
Living room  
Sitting room  
Dining room  
Kitchen/breakfast room  
Utility room  
Four double bedrooms  
En-suite and dressing room  
Family bathroom  
Double width garage and driveway  
Gardens

## Description

This substantial detached home is situated in the sought after village of Old Basing and is offered for sale with no onward chain!

It has large rooms throughout with huge bedrooms, making it ideal for the growing family. Having an elevated position, there are far reaching views from the first floor out over roofs and treetops to the countryside to the south.



The house has a central hallway and off to the right is the large living room that has a twin aspect. Across the hall is the sitting room, which has a feature fireplace.

Beyond the living room is the kitchen/breakfast room that has oak effect units with polished granite worksurfaces and breakfast bar. It has an integrated dishwasher and further appliance space and also has a condensing gas boiler installed in November 2023.

Next to the kitchen/breakfast room is the large dining room (giving the possibility of combining the two into a large open plan space) and this has French doors leading out to a large paved terrace.

There is a utility room located off the hallway and this leads through into an extra shower/cloakroom.

Heading upstairs, there are four very large double sized bedrooms. The main bedroom has the benefit of a dressing room and an en-suite bathroom with a white Edwardian styled suite.

The other three bedrooms are generously sized with the third having its own shower cubicle.

The family bathroom also has a white Edwardian styled suite with a shower cubicle in addition to a bath.

Externally, there is an attached double width garage with an electrically operated door and a driveway for two cars side by side.

The gardens wrap around three sides of the house with a lawn to the southeast, vegetable beds to the northeast and a large split level paved terrace to the northwest.

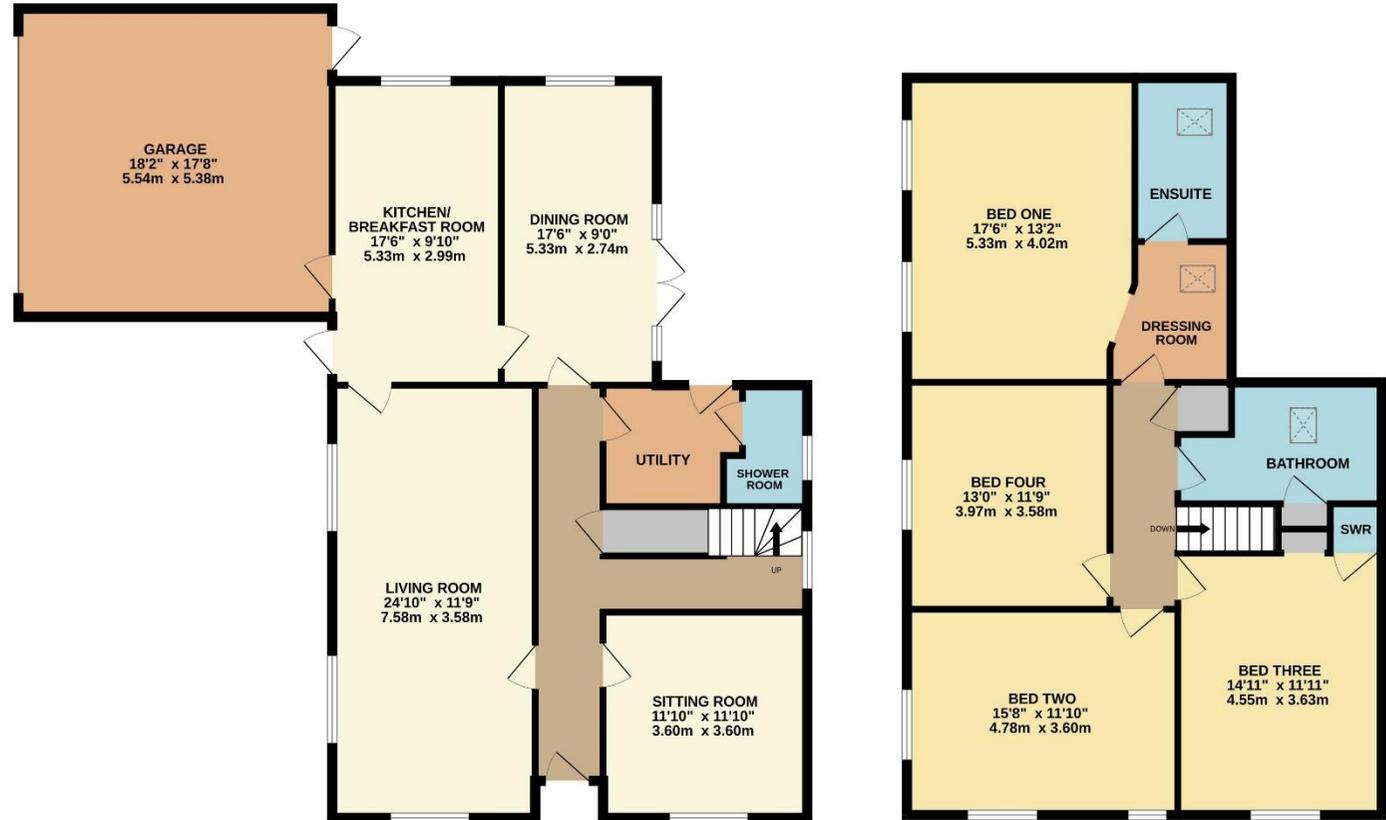


# Hatch Lane

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GROUND FLOOR  
1325 sq.ft. (123.1 sq.m.) approx.

1ST FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 2337 sq.ft. (217.1 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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## Basingstoke Office

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