



Windermere Avenue Kempshott Basingstoke RG22 5JH

Winkworth



Windermere Avenue

Kempshott Basingstoke RG22 5JH

Accommodation

Porch and hallway
Cloakroom
Lounge/diner
Kitchen
Office/bedroom four
Ground floor shower room
Three first floor bedrooms
Bathroom
Garage and workshop
Gardens

Description

This spacious link detached home has been extended to the rear and offers flexible accommodation with a fourth bedroom/office on the ground floor, which might appeal to a family with an elderly relative.

The house has benefitted from recent modernisation with a stylish interior and has a large west facing garden to the rear.



The house has also been extended at the front and this provides a large porch that leads through into the main hallway.

To the right is the downstairs cloakroom and to the left is the kitchen, which has been refitted by Wren with high gloss, handleless units and integrated appliances including an electric oven/grill and hob, fridge/freezer, dishwasher and washing machine.

There is a spacious lounge/diner that has an engineered wood floor and double glazed French doors to the rear garden. At the back of the house is the fourth bedroom/office, which has a high vaulted ceiling and a smart ensuite shower room.

Heading upstairs there are three double size bedrooms with the first and second having fitted wardrobes. The bathroom

is a good size and this has a shower cubicle as well as a bath.

Externally, there is driveway parking to the front and an attached garage that has power and light and additional workshop space.

The rear garden extends to over 100 feet (30 metres) and is approximately west facing. It has a paved terrace beyond which is a large lawn with flower and vegetable beds and a raised fishpond. At the far end is a shed and a greenhouse.

The location of this home is good as Kempshott 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 2½ miles away (as the crow flies) with approx. 45 minute services into London Waterloo.



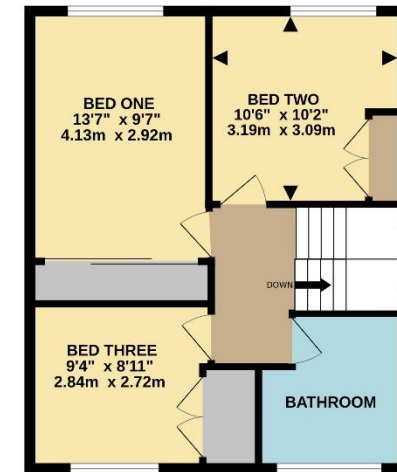
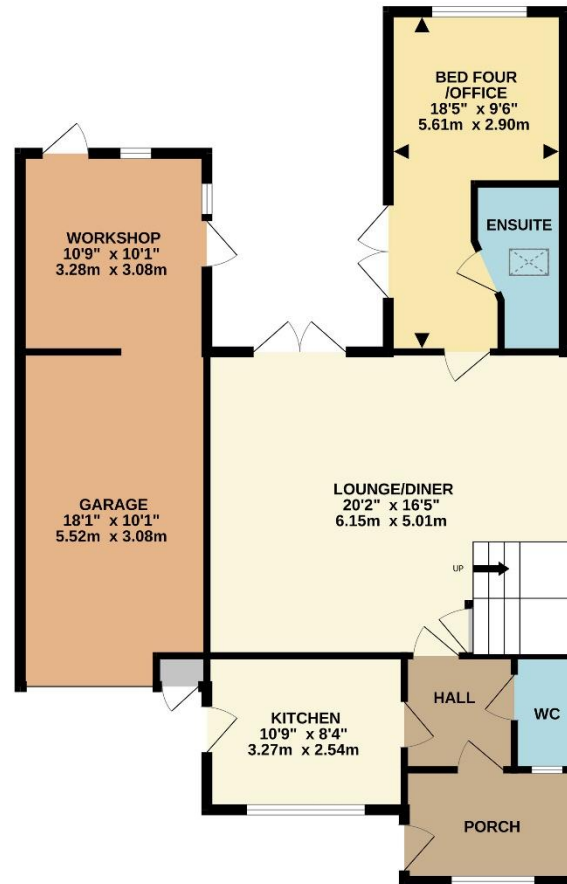
Windermere Avenue

Kempshott Basingstoke RG22 5JH

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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: 1503 sq.ft. (139.6 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 ©2024

Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



See things differently.