



Bexmoor Way Old Basing Hampshire RG24 7BL

Winkworth



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RG24 7BL

Accommodation

Hallway
Two bedrooms
Large kitchen with separate utility
Living room
Family bathroom
Conservatory
Wrap around garden
Driveway parking
Septic tank

Description

Garden Cottage is a two-bedroom detached bungalow set in the very heart of the sought after village of Old Basing.

The property is 28 years old and was built for the current owner.

The spacious accommodation is complemented by a corner plot, gardens to the front, side and rear, and private off-road parking.



The living room at the front of the property features an Adam style fireplace and French doors leading to the conservatory. The conservatory is double glazed and offers seating and a dining area which overlook the garden.

The country style kitchen has fitted pine storage, display cupboards and the ample work surface has an inset 1½ bowl sink and gas hob with a double oven and dishwasher under. There is also space for a breakfast table or centre island. The kitchen leads through an archway into a separate utility space with has an additional sink, a washing machine, a dryer and further storage. A door leads to the rear garden.

The master bedroom to the front has deep and wide built-in wardrobes and a plumbed hand wash sink. The 2nd bedroom also

has built-in wardrobes and an airing cupboard.

The bathroom has a white Edwardian styled suite with a corner bath and an electric shower over.

Outside, the garden is quiet and offers a high degree of privacy. It is well stocked with mature fruit trees and flower beds, it additionally offers lawned areas, patioed areas and decking. At the front there is a driveway that will comfortably accommodate 3 cars.

The property is located at the heart of historical Old Basing and is in close proximity to 3 pubs with restaurants, the bakers, local shops and popular infant and junior schools.


Services include mains gas, electricity and water. The water rates are reduced by the use of a septic tank and soakaway drains.

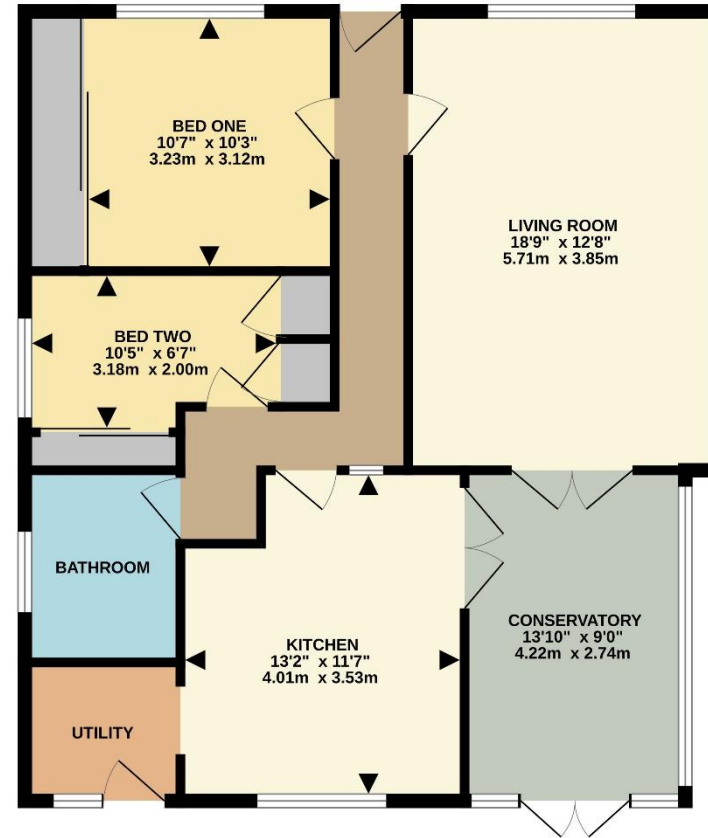


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GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 : 893 sq.ft. (83.0 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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