



Situated in the desirable village of Old Basing, this impressive four-bedroom detached home offers generous and versatile living space, perfect for modern family life.

The ground floor features a bright and spacious living room with a bay window, a separate dining room leading through to the conservatory, and a well-proportioned kitchen/breakfast room. A practical utility room, dedicated study ideal for home working or a fifth bedroom, and downstairs cloakroom complete the ground floor accommodation.

Upstairs are four good-sized bedrooms, including a generous principal bedroom with en-suite shower room, alongside a family bathroom.

Outside, the property enjoys a wrap-around garden, offering plenty of space for outdoor dining, entertaining and family activities. Solar panels, a detached double garage and ample driveway parking add further convenience.

Offering just under 1,600 sq ft of accommodation, this fantastic family home combines space, comfort and practicality both inside and out.

Location: Old Basing offers a peaceful, historic village setting with a wonderfully welcoming atmosphere. The property is just a short walk from top tier local schools, four traditional pubs, village cricket, tennis and bowling clubs, a convenience store, hairdressers, charity shop and a choice of takeaways including Oliver's award winning fish and chips. Transport links are excellent, with easy access to the M3, two railway stations within 3 miles offering direct services to London Waterloo, and regular local bus routes connecting the village to surrounding areas.

Tenure: Freehold Local Authority: Basingstoke & Deane - Band F

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

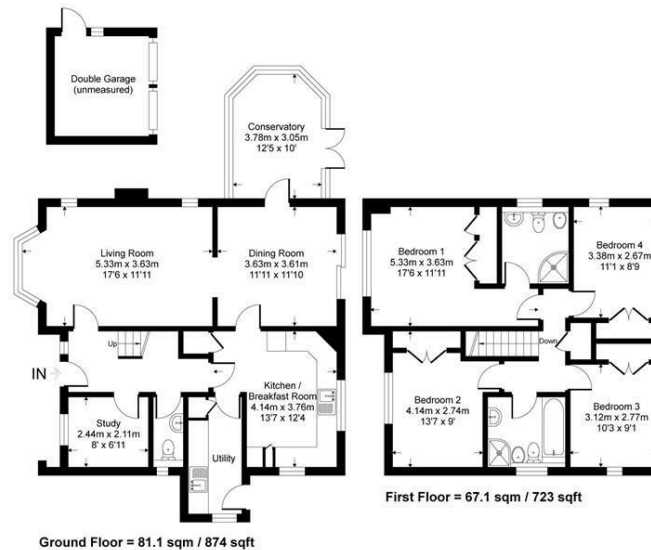




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Burtens Gardens

Approximate Gross Internal Area = 148.3 sq m / 1597 sq ft (excludes garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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