



Crown Lane Old Basing Hampshire RG24 7DN

Winkworth





## Crown Lane

Old Basing Hampshire RG24 7DN

### Accommodation

Hallway  
Cloakroom  
Living room  
Dining room  
Study  
Kitchen/breakfast room  
Utility room  
Four bedrooms  
En-suite and family bathrooms  
Garage and driveway  
Large gardens

### Description

This spacious individual detached home, built by Champion Homes in 2011, has a pleasant outlook over the common and benefits from large well established gardens with a plot approaching  $\frac{1}{4}$  acre (0.22 acres).

It is situated in the conservation area of Old Basing, which has an attractive core of historical buildings and a range of small shops, three pubs with restaurants and popular infant and junior schools. The major town of Basingstoke lies around two miles to the west and this has a mainline rail service into London Waterloo of around 45 minutes. The M3 motorway is easily reached at junctions 5 or 6.

The property is approached over a gravelled driveway offering parking for at least five vehicles in addition to the garage, which has power and eaves storage space.

The front door leads into a wide hallway that then leads through the centre of the house. Off to the right is the study which has a square bay window. Across the hall is the dining room, with glazed and oak double doors leading through into the living room, which has an open fireplace and French doors out to a paved terrace.

The kitchen/breakfast room is triple aspect with plenty of room for a large table and chairs and is fitted with cream coloured shaker style units complemented by black polished granite worktops and upstands. There is an inset 1½ bowl sink with a mixer tap and constant hot water tap. Integrated Bosch appliances include a dishwasher and fridge/freezer in addition to an Aga Rangemaster cooker with double ovens and a six

ring gas hob with a hood over.

Completing the ground floor is the downstairs toilet, understairs cupboard and a handy cupboard for hanging coats.

Heading upstairs, there are four good size bedrooms, all with built-in wardrobes. The main bedroom has an ensuite bathroom with a bath and separate shower, basin, WC and tall towel radiator. The family bathroom has a bath with a shower over, basin, WC and tall towel radiator.

The rear garden is well established and provides lots of interest. It has two parts, both having paved terraces with lawns in between and well stocked flower and shrub beds. The front half has a pretty hexagonal summer house with a shingled roof and the rear half offers even more privacy and has a home office/studio, which has power and light. There is a further tool shed by the back door.





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## Floor Area

### Main House

**Ground Floor** – 838 Sq Ft/77.8 Sq M

**First Floor** – 770 Sq Ft 71.6/Sq M

**Garage** – 188 Sq Ft/17.5 Sq M

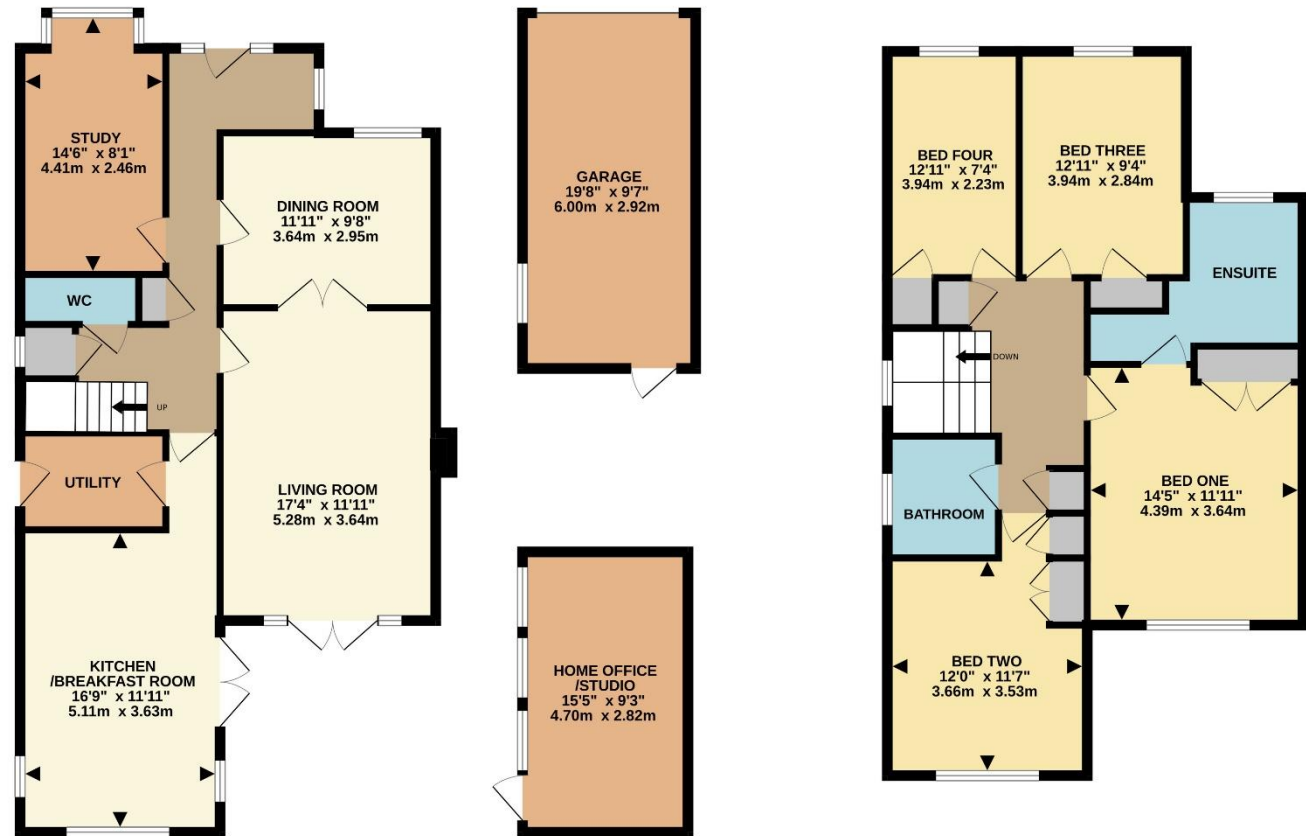
**Home Office/Studio** - 143 Sq Ft/13.3 Sq M

**Total** – 1,939 Sq Ft/180.2 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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