



**Cowslip Bank** Lychpit Basingstoke RG24 8RP

**Winkworth**





## Cowslip Bank

Lychpit Basingstoke RG24 8RP

### Accommodation

Entrance hall  
Cloakroom  
Living room  
Kitchen/dining room  
Family room  
Utility  
Four bedrooms  
En-suite  
Family bathroom  
Garden  
Driveway parking

### Description

This very spacious semi-detached house has been extended to provide a great deal of accommodation - perfect for a large family. It is situated in a sought after area within the catchment area for Old Basing's infant and junior schools.

With an open plan kitchen/dining space, two further receptions, four bedrooms and two bathrooms, there is plenty of room to go around. There is also good driveway parking to the front.

The house has a wide entrance hall, which leads through into the focal point of this home, the open plan kitchen/dining room – an appealing sociable space designed to bring the family together. The kitchen has been fitted with shaker style wall, base and display units with a central island and a 1½ bowl sink unit, integrated dishwasher and further appliance space. The dining area has French doors to the garden and a Velux window drawing in more natural light.

The family room comes off the dining area and the living room to the front offers a quieter space to relax.

Completing the ground floor are the utility room and cloakroom, both off the hallway.

Heading upstairs, there are four bedrooms with the

main bedroom having stylish fitted wardrobes and a smart contemporary en-suite with a walk-in shower cubicle and dual function shower.

The family bathroom has also been nicely fitted, with a white suite that has a shower and screen over the 'P' shaped bath.

It is also worth mentioning that the loft space here has been enhanced with two Velux windows and kitted out as a bonus space. Access is via a pull down loft ladder.

Moving outside, the garden to the rear is west facing and has a paved terrace for entertaining and outside dining, with a lawn beyond.

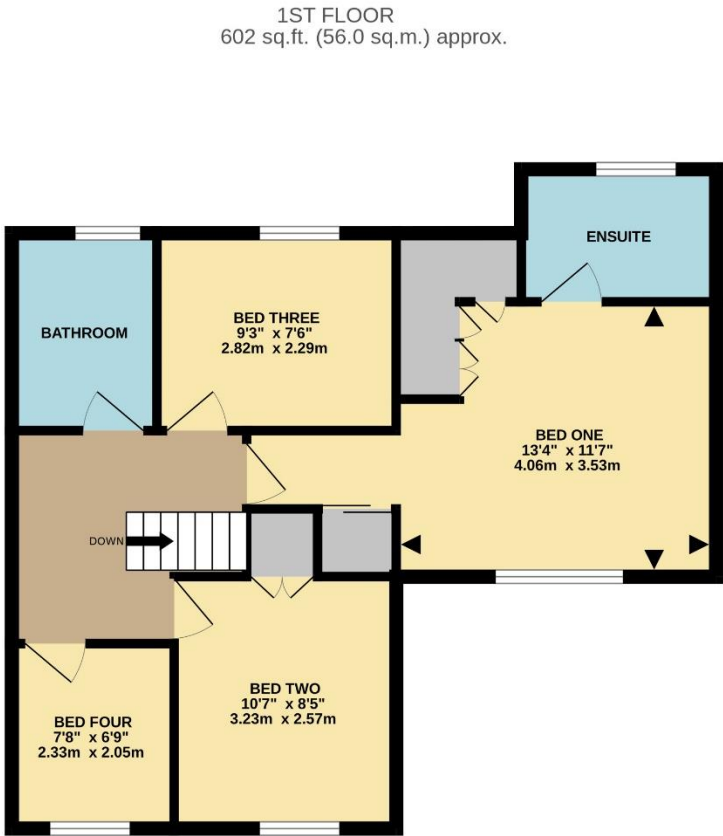
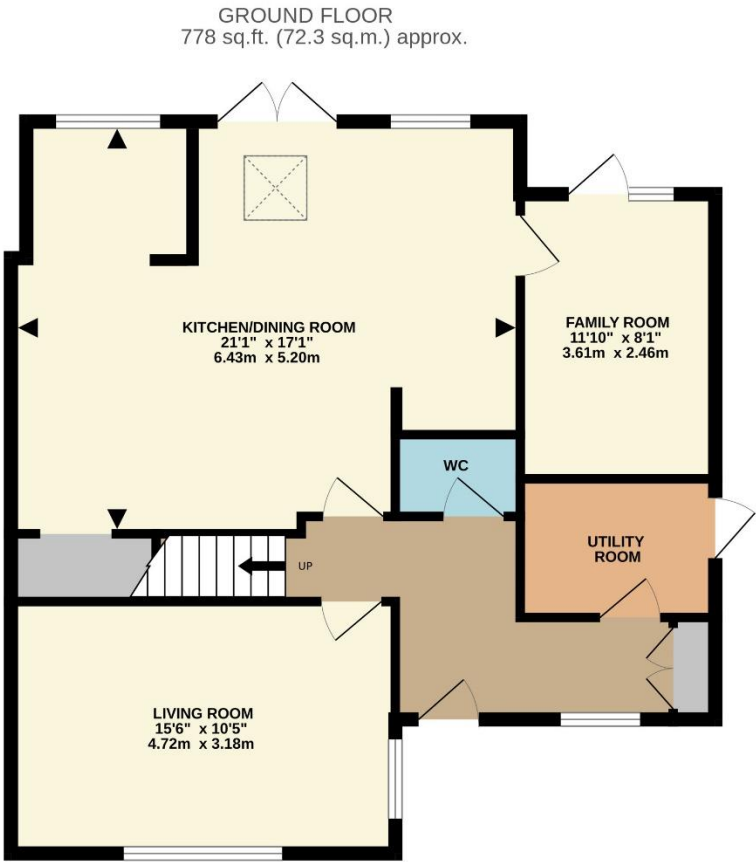
There is a side gate to the front, which has been block paved providing parking for two/three cars.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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