



Holy Barn Close Kempshott Basingstoke RG22 5LN





## Holy Barn Close

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### Accommodation

Entrance hall  
Cloakroom  
Kitchen/breakfast room  
Living room  
Dining room  
Four bedrooms  
En-suite shower room  
Family bathroom  
Double length garage  
Gardens

### Description

This attractive Neo-Georgian styled link detached home is offered for sale with no onward chain, so could be available for a quick move if required!

It is situated in a cul-de-sac right in the heart of Kempshott, which continues to be a popular location for families. The accommodation is spacious and has a smart tidy feel to it.





The house has a central hallway with glazed double doors at the end opening out into the living room. This is a bright room with large windows and French doors looking out over the rear garden.

The kitchen/breakfast room to the front is fitted with cathedral styled oak effect storage and display units and has a 1½ bowl sink unit, a Neff inset gas hob, Neff oven and grill and an integrated fridge. There is also plumbing for a washing machine and dishwasher.

Across the hallway is the separate dining room and this has a cupboard under the stairs. Completing the ground floor is the downstairs loo.

Heading up to the first floor, there is a galleried style landing and four decent size bedrooms, with the largest having built-in double wardrobes and an

en-suite shower room. The family bathroom has a white suite with an independent shower over the bath.

Externally, the house has a driveway for a couple of cars and there is plenty of room for on-street parking. The garage is double length and has power and light.

The front garden has an open plan lawn with flower and shrub beds. The rear garden is enclosed with a combination of brick walls and timber fencing and has a paved patio with a lawn beyond and a block paved terrace in the far corner.

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 3 miles away (as the crow flies) with approx. 45 minute services into London Waterloo.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	82
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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## Basingstoke Office

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