



Majestic Road Basingstoke Hampshire RG22 4XD

Winkworth





## Majestic Road

Basingstoke Hampshire RG22 4XD

### Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Kitchen/breakfast room  
Utility room  
Conservatory  
Five bedrooms  
Two en-suites  
Family bathroom  
Double garage

### Description

An impressive five bedroom detached home with a stylish and elegant interior benefitting from a large corner plot that will have wide appeal.

The sellers bought this house from new in 1991 and it is easy to see why they have stayed – it offers lots of space and the westerly facing rear garden is a real feature and has been beautifully maintained.



The house has a wide central hallway with double doors off to the left into the twin aspect living room, which has sliding patio doors out to the garden. The dining room is great for entertaining with space for a large table and also has sliding doors out to the single glazed conservatory.

The kitchen/breakfast room has a wide range of wall and base cupboards with work surfaces and a 1½ bowl sink unit. There is an inset induction hob, a built-in oven and microwave and an integrated fridge/freezer. The utility room has matching cupboards and worktops and has plumbing for a washing machine and further appliance space.

Completing the ground floor is the downstairs loo, off the hallway.

Heading upstairs, there is a galleried style landing and five bedrooms in all. The

largest of these has a dressing area and an en-suite bathroom (with a shower as well as a bath) and two sets of built-in wardrobes.

The second bedroom also benefits from an en-suite shower room and all but the fourth bedroom have built-in wardrobes.

The family bathroom has a white suite with a shower and screen over the bath.

Externally the house has a double width garage with electric roller doors and a personal door to the rear. It also houses the gas fired boiler.

The rear garden has been wonderfully planned and maintained by the sellers and has a paved patio beyond which lies a large, shaped lawn with deep and colourful flower beds and an ornamental fishpond and rockery.





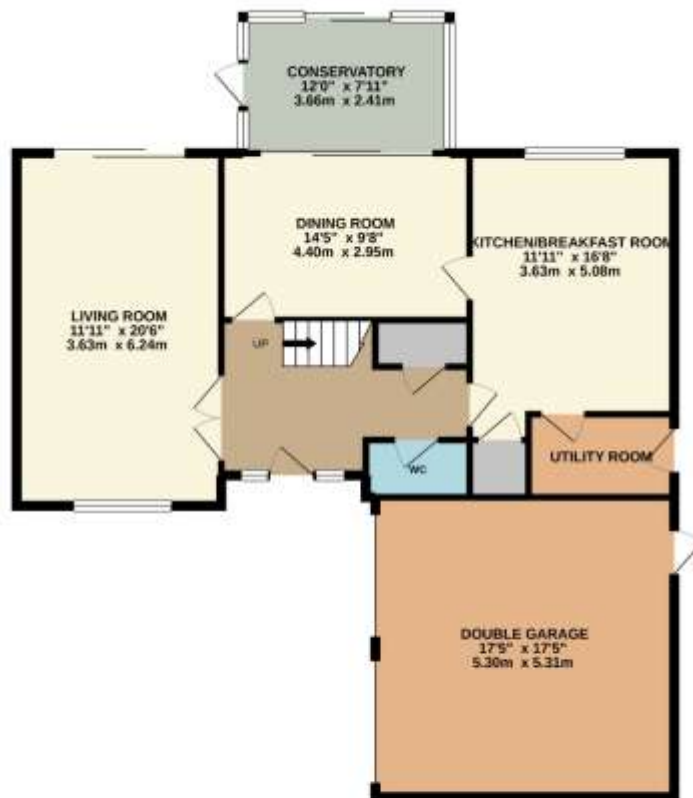
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## Energy Efficiency Rating

	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>	64	74
(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  
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 2220 sq.ft. (206.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sizes, 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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