



Worting Road Basingstoke RG21 8YU

Winkworth



Worting Road

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Accommodation

Entrance hall
Living room
Dining room
Kitchen/breakfast room
Utility room
Conservatory
Shower/cloakroom
Six bedrooms
En-suite shower room
Family bathroom
Double garage
Gardens

Description

This impressive Victorian detached home offers spacious accommodation and plenty of character. It has a large south facing garden to the rear and a double garage with parking to the front and is conveniently located close to Basingstoke's town centre and mainline railway station.

The sellers have lived here for nearly 40 years – always a good sign for a family home.



The house has an attractive front door, which the owners believe to be the original, with stain glass panels within the door and the transom window over. This leads into a wide central hallway.

Off to the left is the twin aspect living room that has a deep bay window, an open fireplace and French doors to the rear garden.

Across the hallway is the dining room with a matching bay window.

The kitchen/breakfast room has room for a dining table and has a utility room to the side. A door leads out to the conservatory, which offers pleasant views out over the garden and has doors to the outside and into the cloak/shower room.

Heading upstairs, there are four double bedrooms and two of these have fitted wardrobes. The family bathroom has a white suite with Victorian styled fittings.

The top floor of the house has two further bedrooms and an en-suite shower room to bedroom five.

Externally, the garden to the rear extends to around 125 feet (38 metres) and is south facing, with a good degree of privacy. It has a paved terrace at the back of the house with an ornamental fish pond and a large lawn beyond. At the end is an enclosed vegetable plot.

Parking is good here with a double width garage at the side and a block paved driveway to the front.



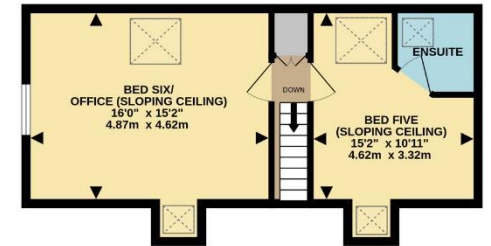
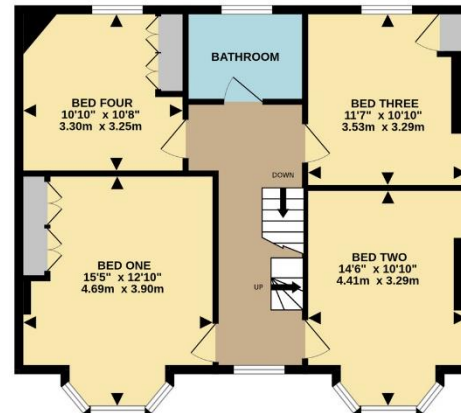
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GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.

1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.

2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
	79
	58
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 2268 sq.ft. (210.7 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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