



**Glebe Lane** Worting Basingstoke RG23 8QA

**Winkworth**



## **Glebe Lane** Worting Basingstoke

RG23 8QA

### **Accommodation**

Porch and hallway  
Living room  
Sitting room  
Dining room  
Kitchen with pantry  
Breakfast room  
Downstairs wc  
Conservatory  
Four double bedrooms  
Ensuite & family bathrooms  
Garage  
Large garden

### **Description**

This substantial four bedroom detached house sits in a large plot of around 1/5<sup>th</sup> of an acre tucked away in a private lane on the western side of town. The original house dates from around 1903 and was extended in the late 1980's and is an ideal family home with lots of room to go around and a large garden to the rear for adults and children to enjoy themselves.

It has scope for further expansion, subject to consents.



An enclosed porch has a front door leading through to the central hallway. Off to the right is the twin aspect living room, which has exposed floorboards and a bay window. Across the hallway is the sitting room that has an open fireplace.

The kitchen is to the rear and has pine fronted units with a stainless steel sink and space for appliances. It also has the added bonus of a walk-in pantry. The large dining room is next door and has sliding patio doors to the garden.

A rear lobby has a doorway into the single glazed conservatory and open access into the breakfast area. From here, there is a door into the back of the garage, which has been partitioned to create a good storage room.

Completing the ground floor is the downstairs loo, off the boiler room.

Heading upstairs, there is a wide landing with a window to the front. There are four double sized bedrooms, all with fitted or built-in wardrobes (some are not shown on the floorplans).

The en-suite and family bathrooms are very spacious and have white suites.

Externally, there is a most attractive garden to the rear extending to around 115 feet (35 metres). A paved terrace runs along the back of the house beyond which lies lawns and flower beds with vegetable plots at the far end.

To the front of the house is a block paved driveway providing plenty of parking.

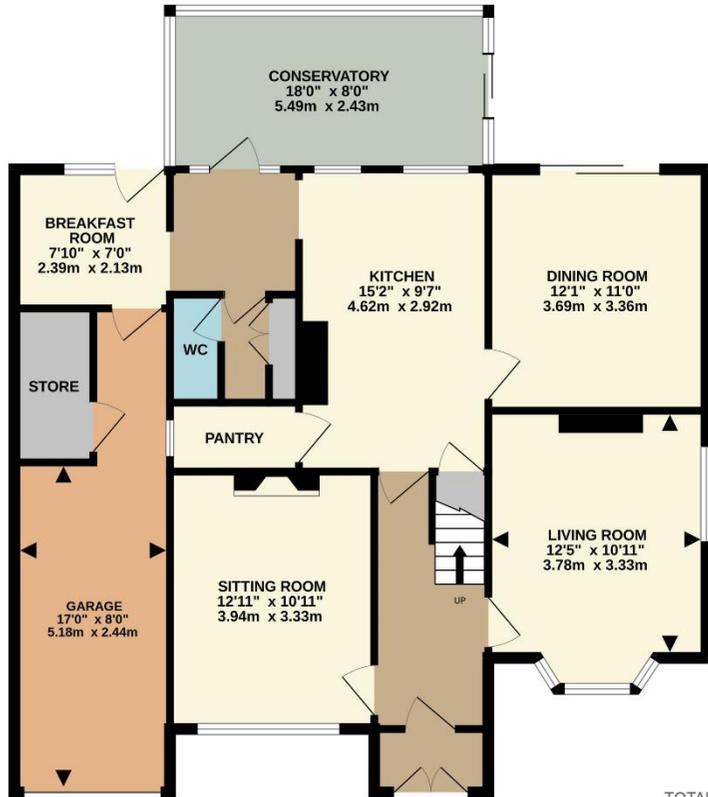
The house has all main services apart from drainage, which is to a private septic tank.



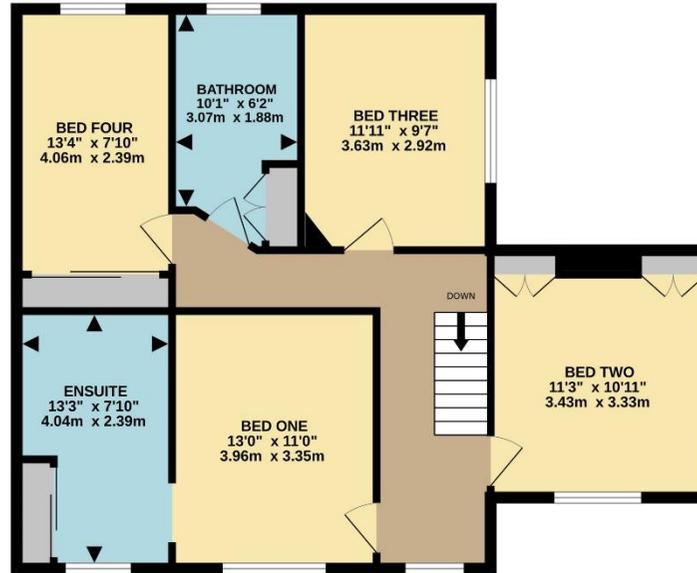
# Glebe Lane

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GROUND FLOOR  
1107 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Basingstoke Office

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