



Woods Lane Cliddesden Basingstoke RG25 2JF

Winkworth



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Accommodation

- Entrance hall
- Living room
- Dining room
- Kitchen/breakfast room
- Conservatory
- Utility room
- Four bath/shower rooms
- Five bedrooms
- Garage and workshop
- Good size gardens

Description

This substantial detached family home has plenty of space and is perfect for larger families having five bedrooms, four bath/shower rooms and lots of parking.

It is situated in the popular village of Cliddesden, which lies to the south of Basingstoke, ideal for the commuter with access onto the M3 and a mainline rail service into London Waterloo.

The property has a large central entrance hall with the reception rooms at one end and the ground floor bedrooms at the other.

The living room has a deep brick built open fireplace and glazed double doors into the dining room. It also has French doors into the spacious double glazed conservatory, which overlooks the rear garden.

The kitchen/breakfast room has been fitted in a country cottage style with oak effect units and tiled flooring. It has lots of cupboard space, a 1½ bowl sink unit and integrated dishwasher and freezer. The adjoining utility room has a ceramic butler sink, plumbing for a washing machine and a cloak/shower room.

There are three double bedrooms on the ground

floor, one of which has an en-suite shower, and there is a further family bathroom.

Heading upstairs there is a large landing, which would make a nice reading area or study. The main bedroom is to the rear and has a large walk-in wardrobe and an en-suite bathroom.

The fifth bedroom is a large single and is currently used as a study.

Parking is excellent here with a long shingle drive and an attached garage that has a large workshop to the rear and loft storage space.

Agents Note: To the rear of the property in separate ownership is a building plot, which has planning consent for a detached three bed, two bathroom chalet bungalow. Plans are available from Winkworth Basingstoke or online at Basingstoke.gov.uk



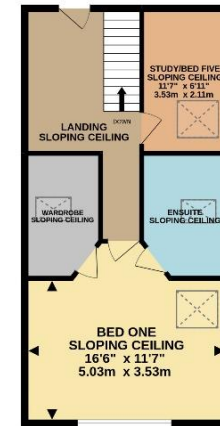
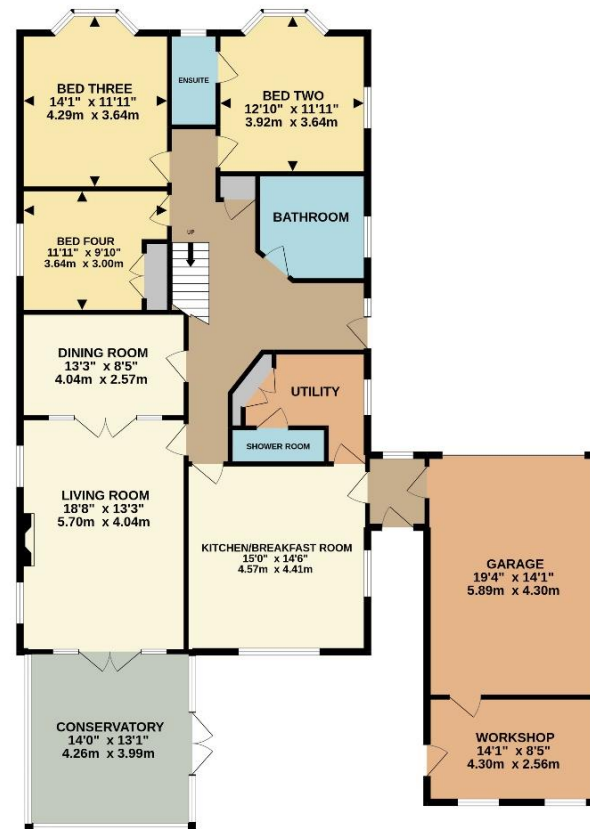
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GROUND FLOOR
1985 sq.ft. (184.4 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2524 sq.ft. (234.5 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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