



Cliddesden Road Basingstoke RG21 3EY

Winkworth



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Accommodation

Entrance hallway
Living room
Dining room
Library
Study
Garden room
Kitchen/breakfast room
Utility and downstairs wc
Five/six bedrooms
Bathroom and shower room
Large gardens
Driveway parking

Description

This classic Edwardian home sits in a substantial plot of over 1/3 acre within one of Basingstoke's prime residential locations. It is full to the brim with character and with over 3000 square feet of accommodation, it has all the right ingredients for a long term family home. It is only a short walk from the Festival Place shopping and leisure centre and Basingstoke's mainline railway station, with services into London Waterloo of around 45 minutes – perfect for the commuter.

There is also potential for an annexe in the rear part of the home.

The house has a wide central hallway setting the tone for the abundance of space to come. Off to the right is the formal dining room that has a deep bay window and plenty of room for a large dining table. The living room sits to the rear and has a fireplace with a log burning stove and a bay window with french doors, which invite you to gaze down the length of the attractive garden beyond. Next door is the library which has further french doors to the garden. To the front of the house is a large study, with the final reception room being the garden room at the back of the house.

The kitchen/breakfast room has been fitted with shaker style wall, base and display cupboards, complemented by stone and wooden work surfaces and has a Neff induction hob with hood, below which are two built-in ovens, one with a microwave function and separate warming drawer. A vaulted ceiling with velux window adds lots of natural light and a side door leads out to a relaxing covered seating area overlooking the garden.

A large utility room houses the heating and hot water system and there is a butler sink with space and plumbing for domestic

appliances. Completing the ground floor is the downstairs loo, a handy boot room and a walk in larder cupboard.

Heading upstairs, there is a very attractive stained glass window lighting up the stairwell and landing.

There are five formal bedrooms with a sixth room used as a sitting room or occasional bedroom. They are all 'doubles' with the largest having exposed floorboards and a wide bay window with a wonderful vista out over the rear garden. It also has access out onto a timber balcony, which looks like a lovely spot for a morning coffee.

The family bathroom has been fitted in an Edwardian style and has a walk-in shower in addition to a panelled bath. There is also a further shower room.

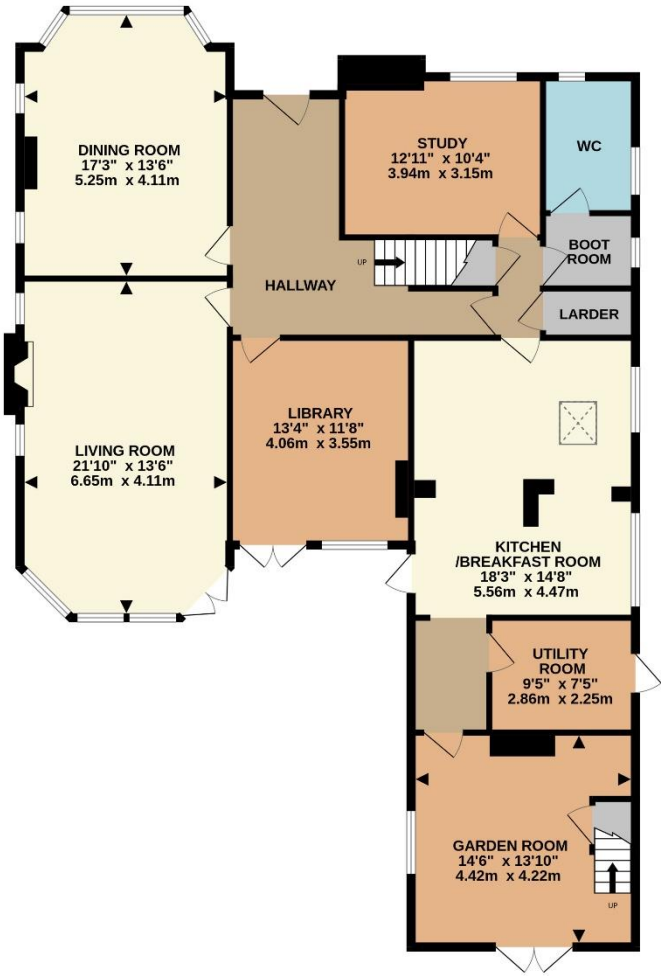
Externally, the front garden is enclosed and has driveway parking for five or six cars.

The rear garden extends to around 185 feet (56 metres) and has a large paved terrace with steps down to a formal lawn with a wild meadow garden beyond. At the very end is a small orchard area with apple trees and an adventure/play area for children.

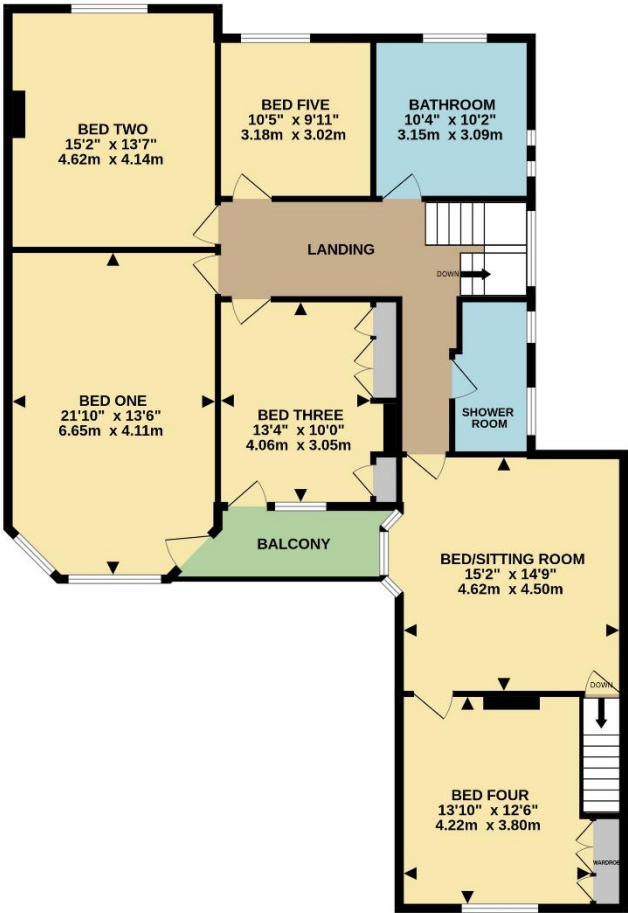


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GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.



1ST FLOOR
1478 sq.ft. (137.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 3112 sq.ft. (289.1 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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