



Meadowridge Hatch Warren Basingstoke Hampshire RG22 4QH

Winkworth



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Accommodation

Entrance hall
Cloakroom
Living room
Kitchen/diner
Utility room
Study
Five bedrooms
Two en-suite shower rooms
Family bathroom
Triple garage
Driveway parking
Rear garden

Description

This large family home is perfectly positioned tucked away in a cul-de-sac setting within the popular Hatch Warren estate with easy access to local amenities and schools such as St Mark's primary school.

Hatch Warren is a great place to live with schools, shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3 miles away (as the crow flies) with approx. 45 minute services into London Waterloo and the M3 motorway is easily accessible at junction 7.

Upon entering the property, you have a hallway giving access to the twin aspect living room which has built in shelving and French doors out to the decking area.

Carry on through the hallway to the open plan kitchen/dining area which the current owners have really thought about family living having extended the kitchen and dining room into a superb open plan space with floor to ceiling storage cupboards and a large island taking centre place. To finish off there are tri folding doors across the back leading out to the rear garden. This is the heart of the home.

Completing the ground floor is the study, utility room and downstairs loo plus a cupboard under the stairs.

The first floor has five bedrooms, with the main and bedroom two having ensuite bathrooms and built-in wardrobes.

The ensuite to the master and main family bathroom were renovated last year with white modern suites.

Additionally, there is air con in all the bedrooms.

The enclosed rear garden has been divided into different areas to enjoy, from the large decking space to the snug and not forgetting the lawn! There is also side access to the front.

Another attraction to this property is the triple garage space, currently the double garage is being used as a gym. There is plenty of driveway parking to the front and an electric charger.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 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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