



Pack Lane Kempshott Basingstoke RG22 5HN



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Accommodation

Porch and hallway
Kitchen/breakfast room and pantry
Living/dining room
Sitting room
Library and study
Utility room and laundry
Boot room and WC
Five bedrooms
En-suite and dressing room
Shower room and 2nd en-suite
Double garage and driveway
Gardens – 0.3 acres

Description

This stunning family home sits in grounds approaching 1/3 acre and is situated in a sought after area on the south-west side of town within a short stroll of open countryside.

The ground floor in particular has that 'Wow Factor' having instant appeal, with a high end kitchen/breakfast room leading through into an impressive living/dining room with a fabulous vista out over the garden which can be accessed through bi-fold doors. There is also plenty of secure parking to the front.



The house is approached through high wrought iron gates leading into an enclosed front garden that is mainly block paved providing extensive parking.

A covered porch leads into an entrance lobby and through into the central hallway. To the right is the large sitting room which has an open fire and to the left through glazed cathedral styled doors is the library. Double doors then lead through into the wonderful kitchen/breakfast room that was hand built by Optiplan in a shaker style with long polished granite worksurfaces and a central island. High vaulted ceilings add to the sense of space.

Beyond the kitchen is the living/dining room which is a special place for relaxing and entertaining. It has a light and airy feel with further vaulted ceilings and folding glazed doors framing attractive views of the gardens. At the far end there is access into the utility room, large study, laundry, downstairs loo and boot room

with an internal door to the garage.

Heading upstairs, there is a wide landing giving access to four double bedrooms with the main bedroom having a dressing room and en-suite bathroom. The original family bathroom has been replaced with a contemporary shower room that has a large walk-in shower. There are further stairs leading up to the loft styled fifth bedroom, which has its own en-suite shower room.

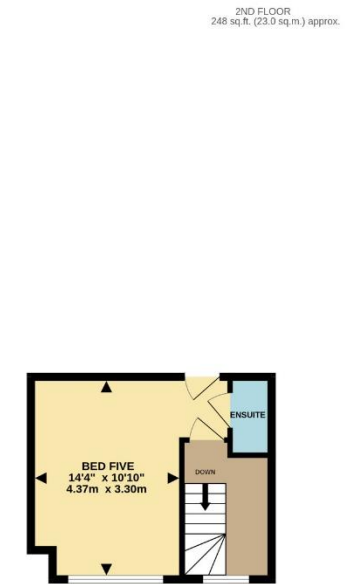
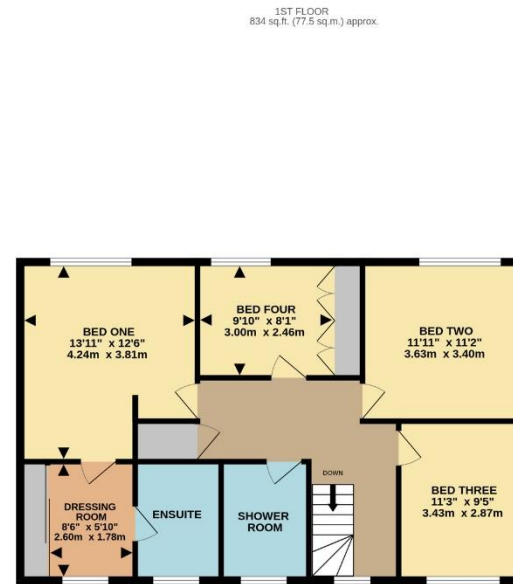
Moving outside, the garden to the rear is enclosed with high brick walls and fencing and has a large paved terrace (perfect for al-fresco dining) with an extensive lawn and deep flower and shrub beds. There are two pathways (one through an avenue of lavender and over a water feature) leading to a further paved terrace and pergola in one corner with a greenhouse and shed in the opposite corner.

The property is on mains services apart from sewers, as the house has its own septic tank system.



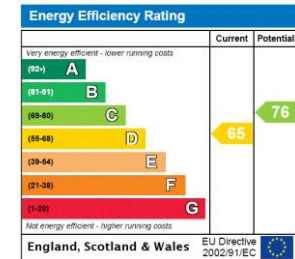
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TOTAL FLOOR AREA : 3013 sq.ft. (279.9 sq.m.) approx.

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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