



Farmington Way Basingstoke RG23 7GR

Winkworth



Farmington Way

Basingstoke RG23 7GR

Accommodation

Cloakroom
Living room
Kitchen/diner
Two double bedrooms
En-suite shower room
Family bathroom
Rear garden
Two parking spaces

Description

This smart two bedroomed house was built around 2021 and has been clearly looked after by the owners since then. It has two double bedrooms with an en-suite and family bathroom.

It is set within the popular Hounsme Fields development on the southwest side of town with shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3½ miles away (as the crow flies) with approx. 45 minute services into London Waterloo and the M3 motorway is easily accessible at junction 7.



The living room is at the front of the house and has an attractive feature fireplace and stairs up to the first floor.

There is a doorway into an internal lobby area and off to the right is the downstairs toilet.

To the rear is the stylish kitchen/diner that has been fitted with high gloss finish units with soft close doors. There are integrated appliances including an inset gas hob, built-in oven, dishwasher, washing machine and fridge/freezer. There is plenty of room left for a good size dining table, with further storage available in a deep understairs cupboard and french doors lead out into the back garden.

Moving up to the first floor, the main bedroom has fitted double wardrobes

and an en-suite shower room that has a large shower cubicle with a pedestal hand wash basin and low level wc.

The second bedroom is also a double and has a large built-in cupboard. The family bathroom has a white suite with a panelled bath, pedestal hand wash basin and low level wc.


The rear garden has been designed to be low maintenance with two paved terraces linked by a pathway with an artificial lawn between. There is also a gate to the rear, an outside tap and a raised flower bed.

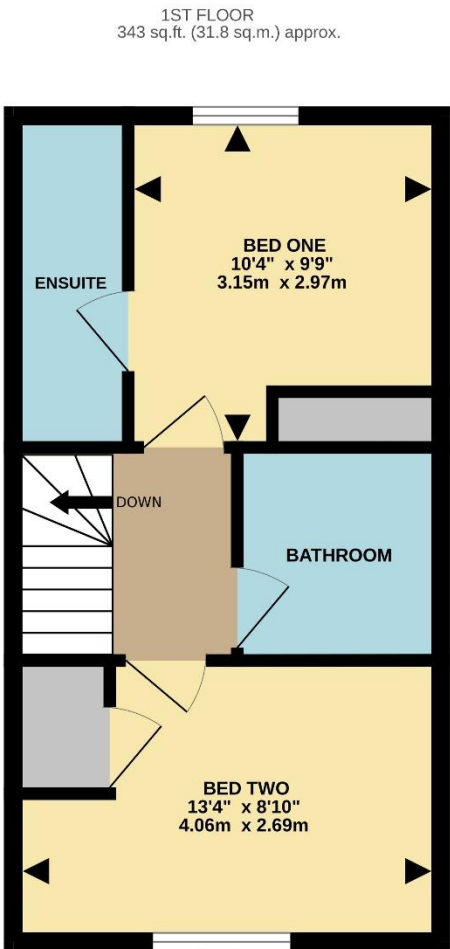
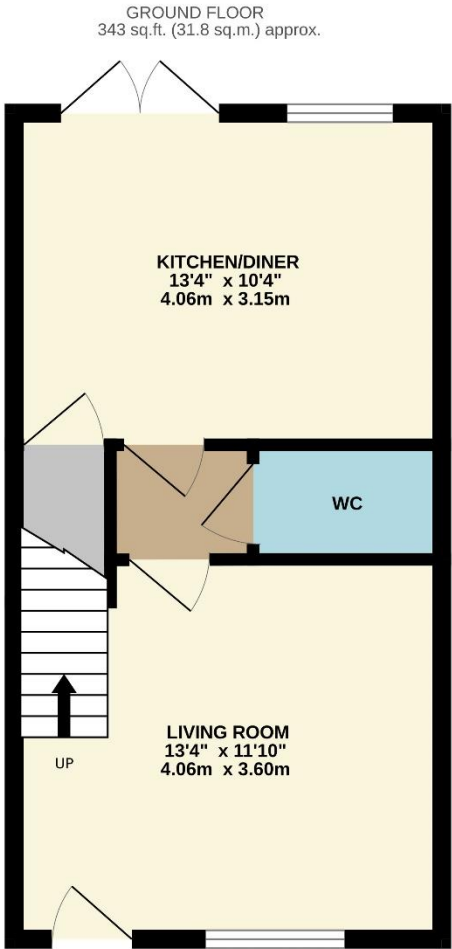
Parking is good here with two spaces in front of the house, which are side by side. There are also visitor spaces across the road.

There is an Estate Management Charge with the half year to 30th June 2025 billed at £109.92.



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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | 84 | 97 |
| (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 : 685 sq.ft. (63.7 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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