



**£ 575000**

**2 Bed Bungalow - Detached, Fox Lane, Oakley, Basingstoke**

Barons Estate Agents are delighted to present this two bedroom detached bungalow, situated in the desirable village of Oakley. The bungalow is offered to the market with NO ONWARD CHAIN, and is situated on a large plot (approx. 45ft x 275ft), offering a unique opportunity for development or extension (STPP). The current accommodation comprises of an entrance hall, two double bedrooms, a spacious lounge/dining room, kitchen, bathroom and conservatory. Externally to the front there is driveway parking, and a front garden. The rear garden is split in two with mature hedging dividing the plots. The front part is mainly laid to lawn and allows access to the rear part of the garden, which offers a garage, greenhouse and garden sheds. A viewing is required to appreciate this rare opportunity, and is highly recommended by the vendor's sole agent.

## Location

Oakley Village is situated to the west of Basingstoke, and benefits from a country feel but retains all that's required for modern day living. The village benefits from a number of local shops, Infant and Junior schooling and 2 pubs/restaurants, yet is within 3 miles of Basingstoke, Festival Place, the mainline railway station and the M3 motorway.

## Tenure

Freehold

## Council Tax Band

Band D

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

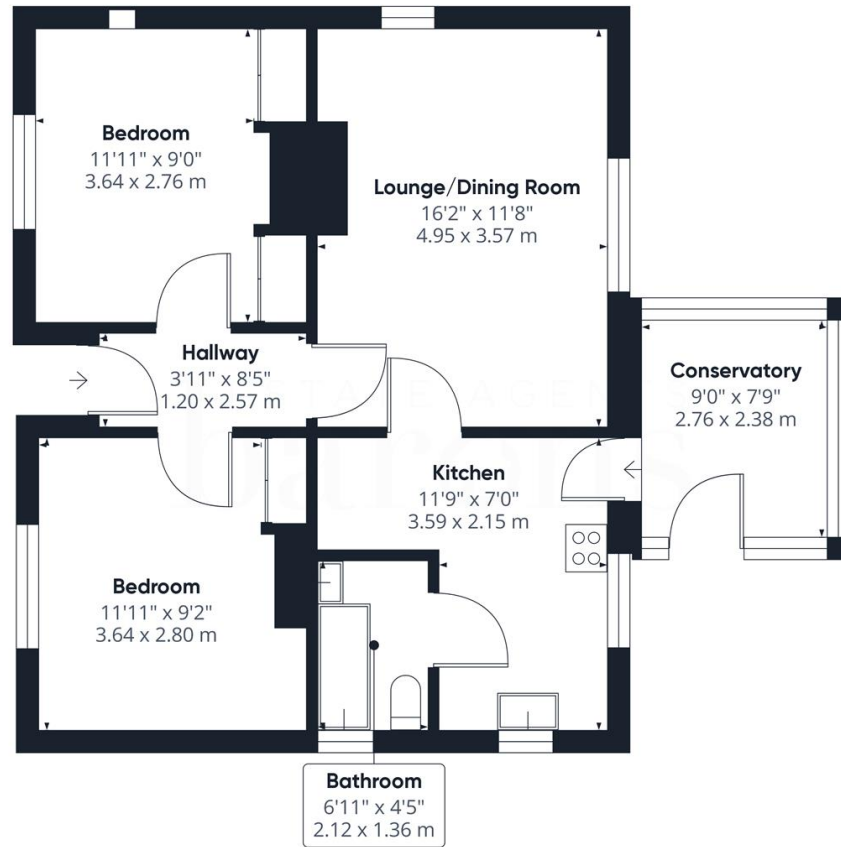
## 🏡 KEY POINTS & FEATURES

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- |                       |   |                                     |
|-----------------------|---|-------------------------------------|
| 🏡 Village Location    | 🏡 Potential to Develop or Extend (STPP) | 🏡 Large Plot (approx. 45ft x 275ft) |
| 🏡 Two Double Bedrooms | 🏡 Spacious Lounge/Dining Room           | 🏡 Kitchen & Conservatory            |
| 🏡 Bathroom            | 🏡 Garage & Ample Driveway Parking       | 🏡 NO ONWARD CHAIN                   |







Approximate total area<sup>®</sup>  
681.16 ft<sup>2</sup>  
63.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	