



£ 425000

3 Bed House - Detached, Meadow Rise, North Waltham, Basingstoke

Barons Estate Agents are delighted to present this three bedroom, detached family home, situated in the desirable village of North Waltham. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. The accomodation on the ground floor comprises of an entrance hallway, cloakroom, access to the garage, kitchen/breakfast room and a lounge/dining room to the rear. Upstairs there are three bedrooms, a family bathroom and ensuite. Externally, the property boasts a front garden, driveway parking and an enclosed rear garden with a sunny aspect. Additional benefits include double glazing, heating and recently replaced soffits, facias and guttering. An early viewing would be strongly advised by the vendor's sole agent.

Location

North Waltham is a village located around 6 miles (9.7km) southwest of Basingstoke and just north of the M3 motorway. There is a main line train line within Basingstoke which provides a direct line to London Waterloo, taking approximately 45 minutes. Winchester can be accessed via the a33 and with its range of boutique shops, bars, eateries and historical artifacts is a great place to spend a day. The village itself is home to a pond, shop, Victorian primary school, recreation ground and The Fox pub/restaurant, all within close proximity.

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

Band E

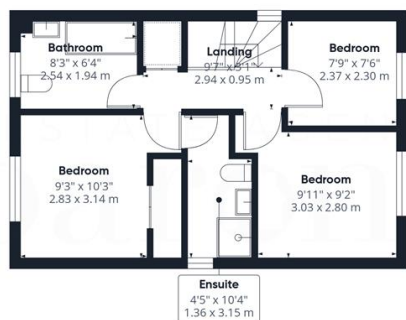
Extra Services

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

- | | | |
|-----------------------------|----------------------------|-----------------------------|
| 🏠 Detached Family Home | 🏠 Three Bedrooms | 🏠 Family Bathroom & Ensuite |
| 🏠 Garage & Driveway Parking | 🏠 Front & Rear Gardens | 🏠 Kitchen/Breakfast Room |
| 🏠 Lounge/Dining Room | 🏠 Heating & Double Glazing | 🏠 Village Location |





Floor 1

Approximate total area ⁽ⁿ⁾	993 ft ²	92.3 m ²
Reduced headroom	15 ft ²	1.4 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

