



£ 490000

3 Bed House - Detached, Church Acre, Oakley, Basingstoke

Barons Estate Agents are pleased to bring to the market this family home. The accommodation to the first floor comprises of a master bedroom with ensuite shower, 2 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, kitchen dining room, lounge with media wall. To the front of the property there is a small garden, driveway parking for 2 cars in front of the garage with up and over doors with roof storage, door to rear garden. The rear garden is fully enclosed and of a good size and laid to lawn with side access.

Location

Church Acre is a modern development situated on the edge of the sought after village of Oakley. 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

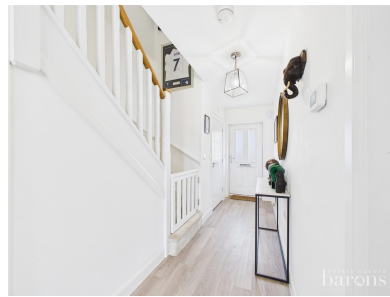
Band E

Extra Services

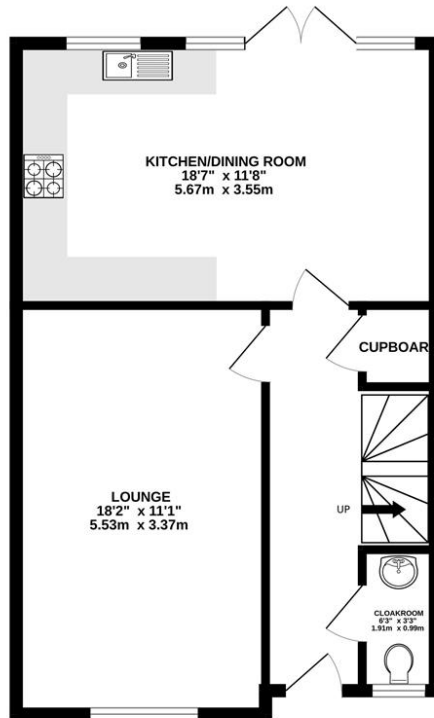
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏡 KEY POINTS & FEATURES

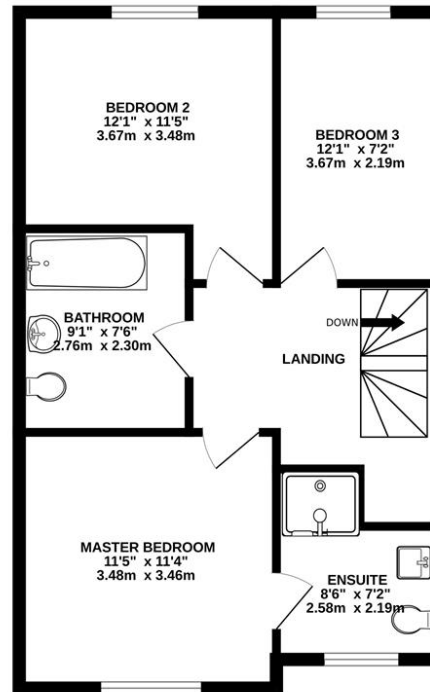
- | | | |
|-----------------------|-------------|----------------------|
| 🏡 Master Bedroom | 🏡 En Suite | 🏡 2 Further Bedrooms |
| 🏡 Family Bathroom | 🏡 Cloakroom | 🏡 Lounge |
| 🏡 Kitchen Dining Room | 🏡 Garden | 🏡 Garage |



GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	