



£ 525000

4 Bed House - Detached, Marshcourt, Lychpit, Basingstoke

Barons Estate Agents are delighted to offer to the market this 4 bedroom detached family home in a sought after location. The ground floor offers a double garage and utility. The first floor boasts a lounge with access to the garden as well as a balcony, kitchen, separate dining room, study and wc. The second floor offers 4 bedrooms, family bathroom and en suite. Externally the property benefits from driveway parking for multiple vehicles as well as a private enclosed rear garden. Further benefits include gas central heating, double glazing and a cul-de-sac location. An early viewing is highly recommended by the owners sole agent.

## Location

Marshcourt is situated in Lychpit, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

## Tenure

Freehold

## Council Tax

Band F

## Extra Services

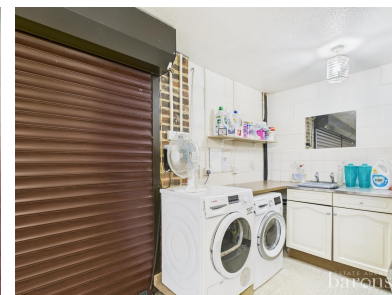
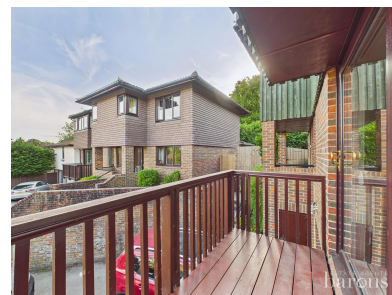
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏡 KEY POINTS & FEATURES

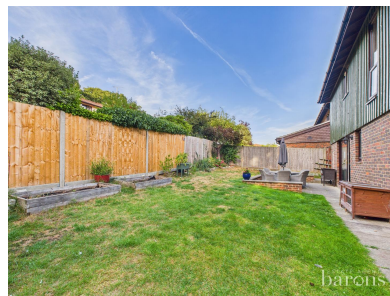
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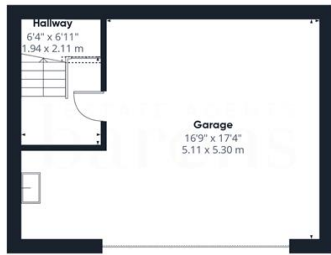
- |                      |                                  |                                    |
|----------------------|----------------------------------|------------------------------------|
| 🏡 Detached           | 🏡 4 Bedrooms                     | 🏡 3 Reception Rooms                |
| 🏡 Study              | 🏡 WC, Family Bathroom & En Suite | 🏡 Driveway Parking & Double Garage |
| 🏡 Close to Amenities | 🏡 Sought After Location          |                                    |



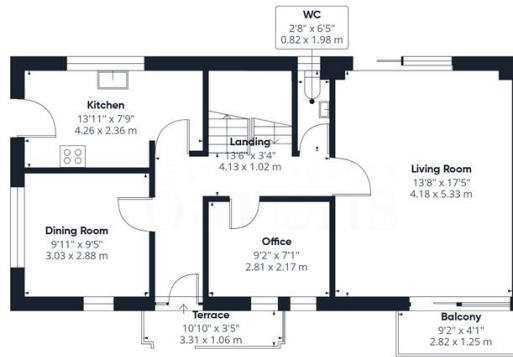








Floor -1



Floor 0

ESTATE AGENTS  
**barons**

**Approximate total area<sup>(1)</sup>**

1661 ft<sup>2</sup>  
154.2 m<sup>2</sup>

**Balconies and terraces**

75 ft<sup>2</sup>  
6.9 m<sup>2</sup>

**Reduced headroom**

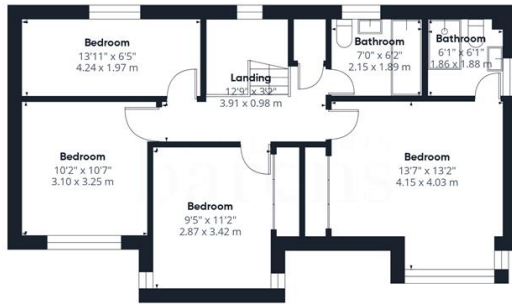
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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



Floor 1