



Pack Lane, Kempshott, Basingstoke, RG22 5HH

£950,000 - Freehold

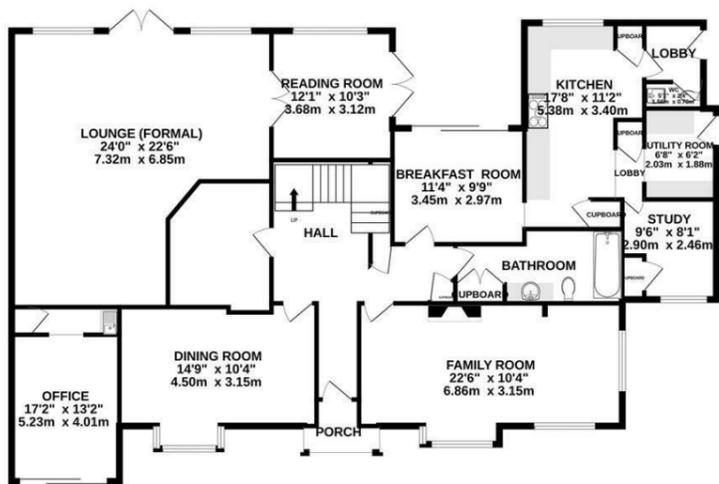


We are pleased to offer this versatile detached family home built circa 1930 and having been extended over the years and decorated, in our opinion, to a high standard. The accommodation to the first floor enjoys 4 bedrooms and 3 bathrooms. The ground floor boasts an entrance hall, bedroom 5, 6 reception rooms, luxury bathroom, cloakroom, utility room, well appointed kitchen with pantry, range cooker and American style fridge freezer. To the front of the property there is an in and out driveway and ample parking. The garage has been converted to a studio with kitchenette and toilet facilities. The rear garden has side access and is of a good size with patio area and is laid mainly to lawn with mature trees and shrubs. Viewing is strongly recommended to be truly appreciated. No Onward Chain.

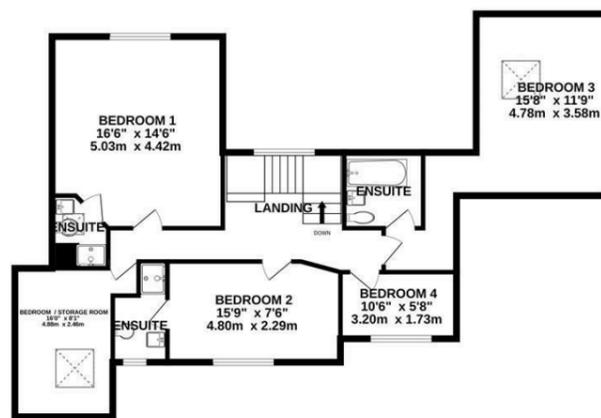
## Key Points and Features

- 5 Bedrooms
- Kitchen/Utility Room
- Lounge With Open Fire
- 4 Elegant Bathrooms
- Study
- Approx 1/3 Acre Plot
- 6 Versatile Reception Rooms
- Spacious Studio/Potential Annex
- Accommodation 2600 sqft

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Location

The property is located on Pack Lane in Kempshott to the west side of Basingstoke Town, close to Down Grange Sports facilities and open fields. The other leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately 3.5 miles away and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band F

## Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

## 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.