



293 Kempshott Lane, Kempshott, Basingstoke, RG22 5LY

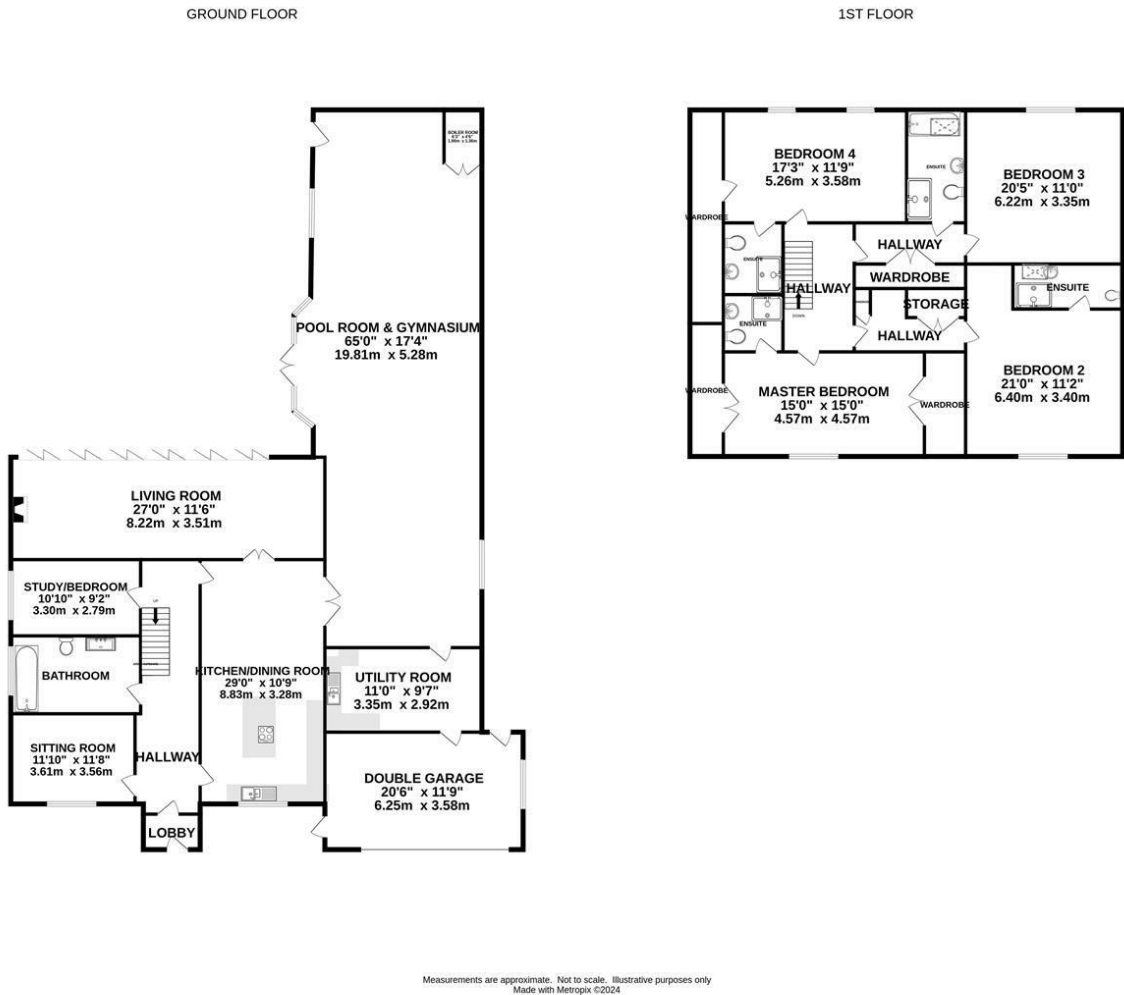
£995,000 - Freehold



Barons Estate Agents are pleased to bring to the market this executive and great entertainment family home. This property has been subject to massive improvement over recent years and offers adaptable accommodation of about 4000sqft which can only be truly appreciated by viewing. The first floor benefits from 4 double bedrooms each with en-suites, air conditioning and built in wardrobes. The ground floor enjoys generous and versatile accommodation and consists of an entrance lobby, entrance hall, study/bedroom 5, bathroom with air-conditioning, family room, lounge, modern kitchen/dining room, utility room, 65ft room with 33ft x 11ft heated swimming pool with floating floor over, fully equipped gymnasium to commercial standard, infa red 3 person sauna, pool table, projector with 100 inch screen and surround sound system. hot air vents positioned around the room for addition heating. Outside to the front there is an electric gate to the drive which provides parking for several cars, there is a garage 20 x 11'6. The rear garden is of a good size and an ideal entertainment area with large patio, bar with large tv and fridge, tree house, workshop with light and power. There is an addition area of garden leading to a tennis court. CCTV with remote viewing facility. Solar panels and power bank storage for economical running.

### Key Points and Features

- 4/5 Bedrooms
  - 65ft Entertainment Room With Pool
  - Garage
- 4 En-Suites & Family Bathroom
  - Kitchen/Dining Room
  - Garden
- 3 Reception Rooms
  - Utility Room
  - Tennis Court



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

**Location**  
The property is located 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 E

**Viewing Arrangements**  
Strictly by appointment with Barons Estate Agents

**Extra Service**  
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.