



Rycroft Meadow, Beggarwood, Basingstoke, RG22 4QF

£600,000 Guide price - Freehold



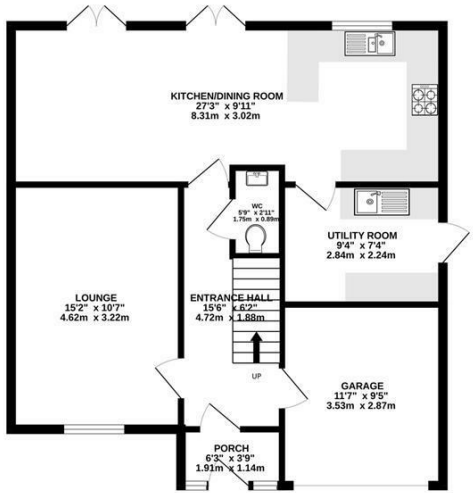
Barons Estate Agents are pleased to offer this spacious and beautifully presented five bedroom detached family home, located in the sought-after area of Beggarwood. Lovingly maintained by the current owner, the property is offered to the market in excellent condition throughout. The ground floor features a porch and entrance hall, an integral garage with power and lighting, a generous lounge, a cloakroom, a large open plan kitchen/dining room, and a separate utility room. The first floor comprises four well-proportioned bedrooms, a dressing room, an ensuite shower room, and a recently refitted wet room with a jacuzzi bath and shower. The top floor offers a substantial fifth bedroom with its own ensuite, a further dressing room, and a loft room. Outside, the front of the property provides ample driveway parking, while the rear garden is a true highlight – beautifully landscaped and ideal for entertaining, complete with a hot tub, pergola, and a bar. Further benefits include gas central heating and double glazing throughout. As the sole agent, Barons highly recommend an early viewing to fully appreciate everything this ideal family home has to offer.

Key Points and Features

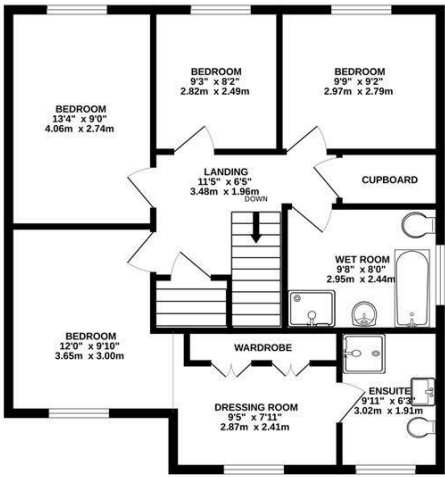
- Detached Family Home
- Two Dressing Rooms
- Utility & Cloakroom
- Five Bedrooms
- Lounge
- Garage & Driveway Parking
- Three Bathrooms
- Kitchen/Dining Room
- Garden with a Bar, Pergola & Hot Tub



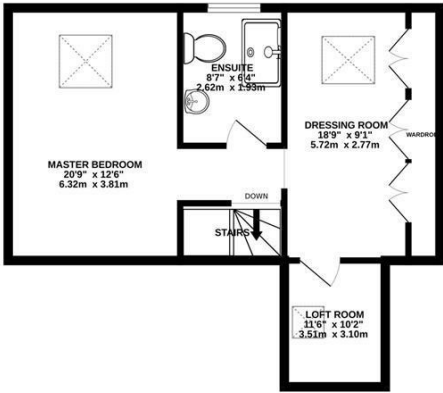
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		

Location

Situated on one of Basingstoke`s premier developments, Rycroft Meadow gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining. There is a local golf club and an abundance of country walks close by along with The Holly Blue pub.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band F

Viewing Arrangements

Strictly by appointment with 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.