



Vyne Road, South View, Basingstoke, RG21 5NL

£675,000 Guide price - Freehold



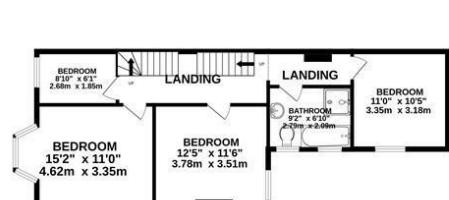
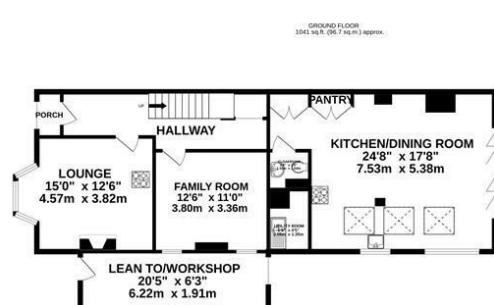
Barons Estate Agents are delighted to offer this beautifully presented and thoughtfully extended five-bedroom semi-detached home, originally built in 1904. Rich in period character and full of natural light, the property has been lovingly updated by the current owners to create a warm, welcoming family home with exceptional versatility. The ground floor features a bright entrance hall leading to two generous reception rooms—ideal spaces for entertaining or relaxed family living. To the rear, a stunning extended kitchen/dining room forms the heart of the home, offering a perfect balance of charm and functionality. Thoughtfully designed, it includes a utility, a pantry cupboard, and elegant bi-fold doors that open directly onto a patio and the garden, making it a wonderful space for everyday life and gatherings alike. On the first floor are three well-proportioned bedrooms, a useful box room ideal as a nursery, study or dressing room, and a beautifully renovated family bathroom, featuring a walk-in shower and bath. The top floor offers a spacious and serene fifth bedroom with its own private en-suite, providing flexibility as a principal suite or guest retreat.

Outside, the rear garden has been landscaped to offer both beauty and function, with dedicated zones for relaxation, and entertaining. A pergola-covered dining area is perfect for alfresco evenings, and a fully insulated garden office, complete with power and lighting, offers a peaceful, year-round workspace or creative haven. A side workshop provides additional storage or project space.

To the front, the property benefits from off-street parking, a rare and valuable asset this close to Basingstoke's mainline train station, just a short walk away, with regular services to London Waterloo in approximately 45 minutes. Further highlights include gas central heating and replacement double glazing. This is a truly special home, full of heart, space and possibility, early viewing is strongly recommended.

Key Points and Features

- Five Bedroom Semi Detached Home
- Extended Kitchen/Dining Room with Bifold Doors
- Driveway Parking
- Two Reception Rooms
- Family Bathroom & Ensuite
- Gas Heating & Double Glazing
- Cloakroom & Utility Room
- Garden Office and Workshop
- Close Proximity to Basingstoke Town Centre



TOTAL FLOOR AREA: 1875 sq ft. (174.2 sq m.) approx.
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	70	73
(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		

Location

The property is positioned within a half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

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.