



Oakley Lane, Oakley, Basingstoke, RG23 7JZ

£825,000 - Freehold



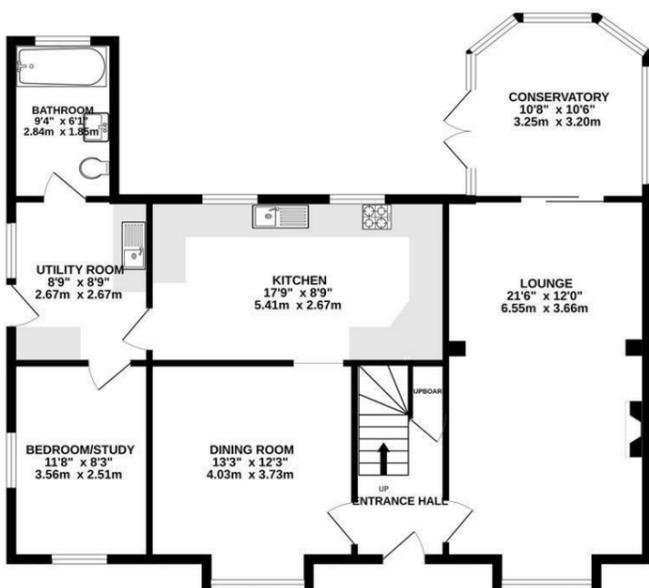
Barons Estate Agents are pleased to bring to the market this versatile and spacious family home in the rural village of Oakley. As one of the original houses in Oakley Lane the property has been upgraded over the years and lends itself to further modernisation. The first floor accommodation benefits from a large master bedroom with ensuite bath and shower, 3 further double bedrooms and a family bath/shower room. The ground floor boasts an entrance hall, spacious lounge leading to a garden conservatory and patio, family dining room, kitchen and annex containing a utility room, study/bedroom 5 and modern bath and shower room, providing easy access from outside. To the front of the property there is a lawned garden with flower and shrub beds and a partial surround of mature trees. The short private driveway with gates leads to the rear of the property, with parking for several cars. The original set of out buildings contains 3 additional carports and a large shed/garage. The rear lawned garden is fully enclosed for privacy, containing a number plant and shrub beds, mature apple tree and small fish pond. The house comes to the market with NO ONWARD CHAIN.

## Key Points and Features

- 4 Bedrooms
- Dining Room
- Study / Bedroom 5
- 3 Bathrooms
- Kitchen
- Conservatory
- Lounge
- Utility Room
- Shed/Garage & 3 Car Ports



GROUND FLOOR  
994 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	75
	EU Directive 2002/91/EC	

## Location

Oakley Village is situated to the west of Basingstoke, and benefits from a country feel however retaining all that is required for modern day living. The property itself sits in a prime location offering easy access to many of the village amenities including shops, Infant and Junior schools, playing fields, pub, church and bus routes. It is also within convenient driving distance of Basingstoke town centre. There is a mainline railway station in Basingstoke to London Waterloo in 45 minutes and the M3 motorway to London and Southampton. There are numerous country walks, historic sites, National Trust Houses and golf courses close by.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax Band

Band F

## 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.