





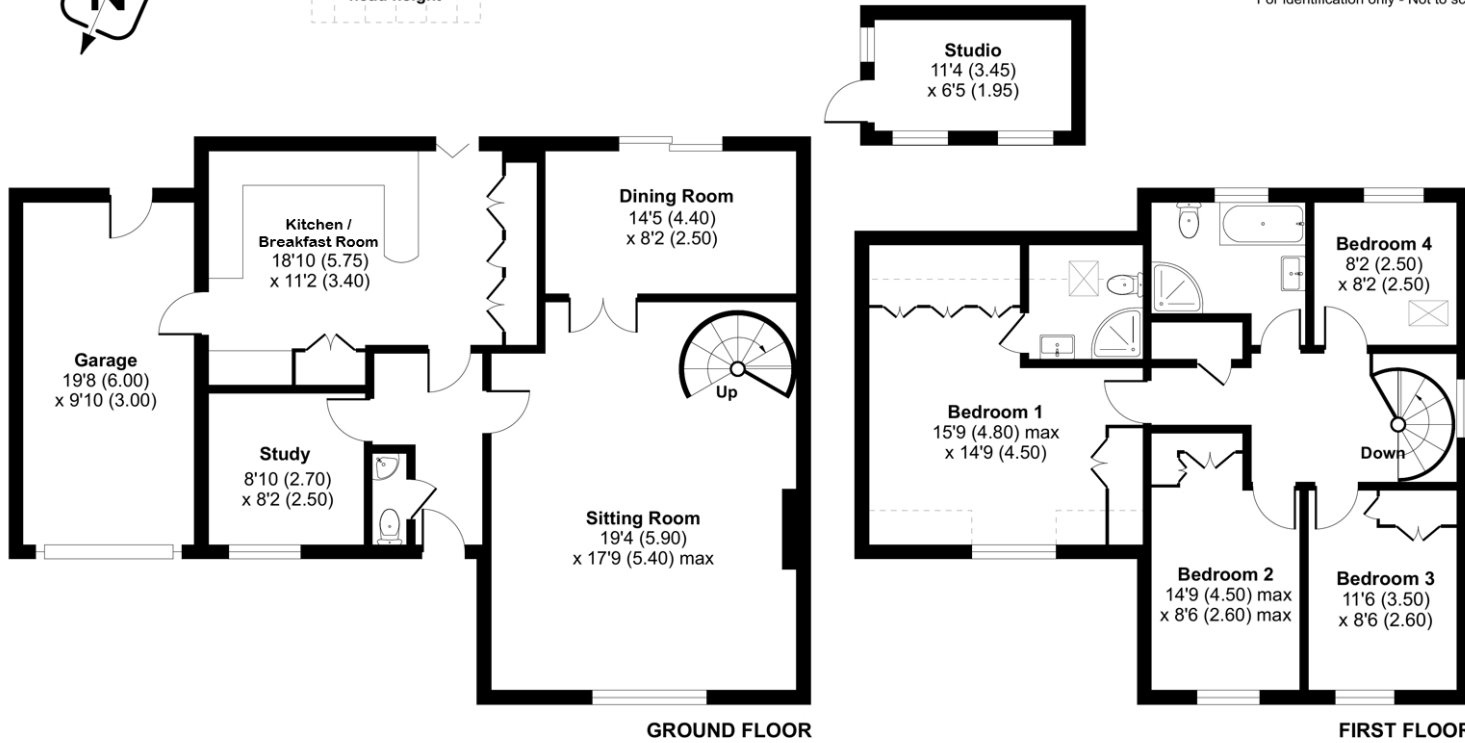
ACCOMMODATION

This exceptional family home is ideally located in the sought-after village of North Waltham, offering sweeping views of the surrounding countryside from the first floor. The property provides spacious and versatile living accommodation throughout, perfect for modern family life. Upon entering, you are welcomed by a bright and inviting hallway. To the immediate right is a generous sitting room, featuring a striking spiral staircase as a design focal point. A gas fireplace with a stone mantle adds warmth and charm to the space. Double doors open into the dining room, which is ideal for entertaining, with sliding glass doors that lead out to the patio. Directly ahead from the entrance, you'll find a well-appointed kitchen/breakfast room, complete with base and eye-level units, a range of integrated appliances, and a large breakfast bar. Bi-fold doors open onto the garden, while a side door provides access to the garage, with the rear section cleverly utilized as a utility area. The ground floor also includes a study and a cloakroom, both conveniently accessed from the hallway. Upstairs, the property continues to impress with four bedrooms, three of which feature built-in storage. These are served by a modern family bathroom with both a separate shower and bathtub. The principal bedroom is generously sized and benefits from its own ensuite shower room. Outside, the front of the property offers ample off-road parking with two separate driveways. The rear garden has been thoughtfully designed with tiered sections. A large, enclosed patio directly behind the house provides excellent privacy, with stairs leading to a lawned area and an additional patio, perfect for outdoor seating. A staircase to the side of the house leads up to an outdoor studio, currently being used as a home office. This home offers an ideal combination of space, style, and countryside charm, perfect for family living.



Denotes restricted head height

Approximate Area = 1630 sq ft / 151.4 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Garage = 194 sq ft / 18 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 1950 sq ft / 181 sq m
 For identification only - Not to scale



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



Scan the QR code to find out more information about this property.

SITUATION

The charming village North Waltham beautifully blends tradition with modern conveniences. In addition to the village shop, the presence of recreational facilities like Cuckoo Meadow and Rathbone Pavilion, as well as various clubs and societies, creates a sense of community. Its proximity to Basingstoke and Winchester, along with excellent road and rail connections, adds to its appeal by providing easy access to a wider range of amenities and attractions.



SPECIFICATION

- Spacious family home
- Versatile living accommodation
- Rural views
- Sought after village location
- Four bedrooms
- Home office
- Ample parking & garage

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band G

ASKING PRICE £795,000

TENURE

Freehold