

Ramblings, Skippetts Lane West



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5 bedroom home with substantial 3 bedroom annexe in a premiere setting close to the town centre

Ramblings is a well presented five bedroom house, with the added benefit of a substantial three bedroom annexe.

The principal property comprises, on the ground floor, a lovely sitting room with adjoining conservatory, family room/office, large lifestyle kitchen which includes a dining area, utility room and cloakroom.

On the first floor, the principal bedroom includes a dressing room, large walk-in wardrobe and bathroom. There are four further bedrooms, one of which is en-suite and a family bathroom.

The annexe can be accessed from the main house or independently with its own driveway, parking and garden. It comprises three bedrooms, three bathrooms, a sitting room and kitchen/dining room. The space could easily be re-arranged to suit your requirements.

The property is approached over a private driveway onto a gated parking area with ample parking and a double garage. The rear garden faces predominantly west and is not overlooked, comprising areas of formal lawn, paved terrace and an abundance of mature shrubs.





Mileages

Town Centre 1 mile, Basingstoke Station 1.5 miles, M3 (J6) 1.5 miles, London Waterloo via Basingstoke station from 44 minutes. All distances and times approximate.

Situation

Skippetts Lane West is a no-through lane situated approximately one mile from Basingstoke town centre, which provides everyday needs, including Festival Place shopping centre, restaurants and bars, The Anvil concert hall, Haymarket Theatre, sports centre, doctors and dentists surgeries. It is within approximately 1.5 miles from Basingstoke station.

There are local schools close by and independent schools nearby include Daneshill, Cheam and Lord Wandsworth College. Queen Mary's College is within 0.5 mile.





Property Information

All mains services. Gas fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band G

Tenure Freehold

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Postcode: RG21 3HP



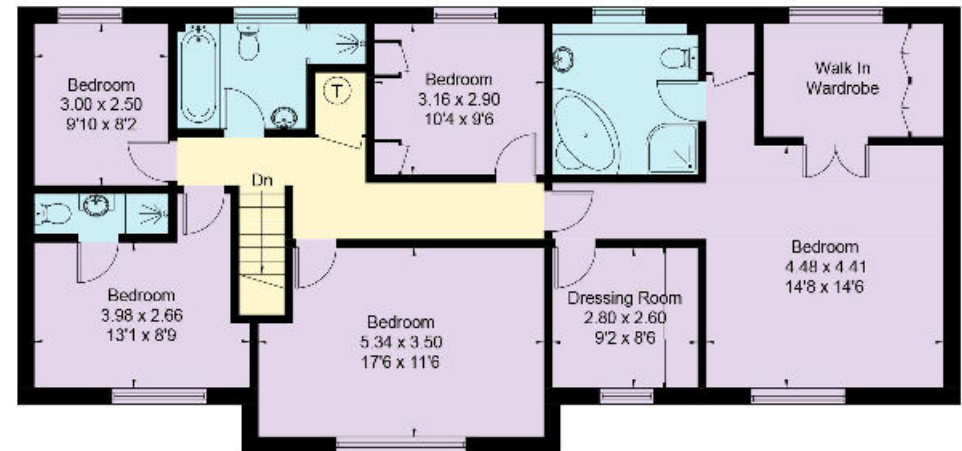




Approximate Gross Internal Floor Area
326.8 sq m / 3,518 sq ft (including garage)
 Including Limited Use Area (2.2 sq m/24 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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