

24 Park Lane, Old Basing



A versatile village home overlooking the common.

24 Park Lane is an inviting linked detached family home that has been maintained with care by its current owners. While certain aspects of the property are ready for a contemporary touch, it's evident that this residence has been cherished throughout its years. A remarkable opportunity presents itself for you to reimagine and personalize the space according to your distinct preferences and needs.

Nestled within an expansive garden, this coveted address on Park Lane is in a central position within the village, and offers scope to reconfigure and extend to the new owners needs (Subject to the relevant building and planning consents).

Spanning two levels, the home begins with an entrance porch leading to a spacious reception hallway/cosy sitting room. An office/study space precedes an ample sitting room featuring a light-filled bay window equipped with a window seat. Through the office you can access the dining room and a sunlit conservatory, framing views of the garden. A well-equipped kitchen and utility area with side access, and convenient downstairs restroom completes the ground floor. Upstairs, three generous double bedrooms await. The primary bedroom boasts dual aspects, a South facing terrace and an ensuite bathroom, while the other two offer captivating views over the common. A family bathroom is nestled off the landing hallway.





Outside

The property's allure extends to its gardens, with a captivating front garden and a driveway leading to a tandem double garage (with power). The rear South East facing garden, a generous and private 120 feet by 35 feet, is a horticultural haven with a summer house and greenhouse.





Services

All mains services. Gas fired heating.
Local Authority: Basingstoke and Deane
Council tax band: F
Tenure: Freehold
Postcode: RG24 7HQ

Situation

Located in the very popular village of Old Basing in a lovely setting overlooking the common. Old Basing is renowned for its attractive period architecture and properties, as well as the ruins of the 16th Century Old Basing House. This thriving village has its own bakery, village store, public houses, doctors, dental and veterinary surgeries and two highly regarded schools. Independent schools nearby include Daneshill, Sherfield School and Lord Wandsworth College. Basingstoke town centre is within two miles and provides more extensive shopping, educational and recreational facilities, together with a mainline station with fast and frequent trains to London Waterloo. There are many footpaths nearby providing access to attractive open countryside and walks along the River Loddon.

Basingstoke 2 miles, Reading 17 miles, M3 (J6) 2 miles, M4 (J11) 15 miles, London Waterloo via Basingstoke station from 44 minutes. All distances and times are approximate.

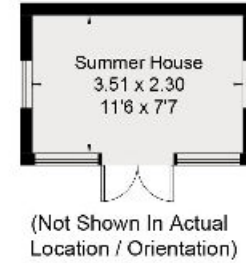
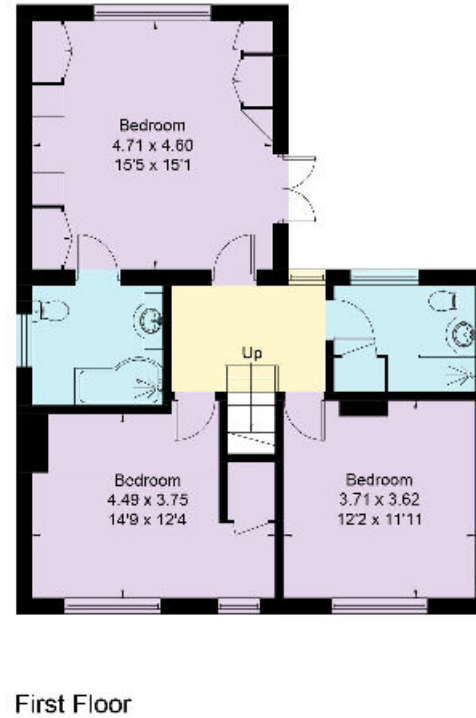




Approximate Gross Internal Floor Area 177.7 sq m / 1,913 sq ft
Garage/Summer House 34.6 sq m / 372 sq ft
Total 212.3 sq m / 2,285 sq ft



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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