

The Old Orchard, Old Basing



An immaculate family home set in a private and peaceful location.

The Old Orchard is an immaculate detached family home that wants for nothing. It was sympathetically and lovingly improved and extended in 2012 to a very high standard. The house and garage have been built and faced with handmade Michelmersh bricks and handmade clay roof tiles to be in keeping with the local vernacular.

The porch and oak front door lead into a hallway with a limestone floor and a galleried landing above allowing natural light to flood in. Off the hallway is a triple-aspect sitting room with a Chesney log burner, oak flooring and French doors leading out onto the southeast facing terrace. The kitchen / dining room forms the centre of the home and has bifold doors leading out to the terrace. The kitchen has a limestone tiled floor, central island with a wine fridge, granite work surfaces, walnut units, Neff induction hob and double oven. Beyond is the utility room, a WC/cloakroom and an oak stable door accessing the driveway. Off the hallway is a corridor which leads to the office and the TV/ family room at the far end that has a Stovax wood burner set into the wall and an oak floor.

Oak stairs lead up from the hallway to the galleried landing and sitting area above. There is plenty of storage space in cupboards under the staircase and throughout the first floor. Off the landing are five bedrooms and a family bathroom. All the bedrooms are spacious, double bedrooms. The principal bedroom has an ensuite shower room and plenty of wardrobe space.



Gardens and Grounds

The property is situated off Church Lane, a location that offers peace and tranquillity. Electric gates lead onto a gravel driveway with space for at least four vehicles to park. At the rear is a detached, single garage with a workshop at the rear.

The house is surrounded by a lovely mature garden on three sides and the garden is the most wonderful haven for nature with a natural pond beside the front door. Wisteria grows off the south-facing facade and is surrounded by a variety of colourful clematis, climbing roses and scented jasmine. Limestone flooring extends out to the terrace off the kitchen, with a raised pond beside it. There are still a handful of mature productive apple trees alongside the lawn, younger espalier apple trees and a vegetable garden with raised beds.





North Hampshire

The Old Orchard is situated in the heart of the village, close to the church. It is accessed off a quiet lane. Old Basing lies within a conservation area and this thriving village provides everyday facilities including a bakery/ coffee shop, village store, public houses, doctors, dental and veterinary surgeries. There is also a village hall and tennis, cricket, bowling and archery clubs. There is a very popular infants and primary school within the village. Independent schools nearby include Daneshill, Sherfield School, Lord Wandsworth and Cheam, to name but a few. Basingstoke town centre is close by and provides an extensive range of shopping, educational and recreational facilities. There are stations at Hook and Basingstoke providing fast and frequent services to London Waterloo. The surrounding countryside is lovely, throughout which are many public footpaths and attractive walks across farmland and along the Rivers Lyde and Loddon.

Services

Mains water, electricity, drainage and gas. High speed fibre broadband. Mechanical Ventilation and Heat Recovery (MVHR) system throughout. Under-floor heating throughout the downstairs and in the bathroom and en-suite upstairs, along with heated towel rails.

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band F

Tenure: Freehold

Postcode: RG24 7DJ

What3Words: doll.universally.slowly





Approximate Gross Internal Floor Area 220.9 sq m / 2378 sq ft
Garage 25.8 sq m / 278 sq ft
Total 246.7 sq m / 2656



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



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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