



2 Basingstoke Road, Ramsdell



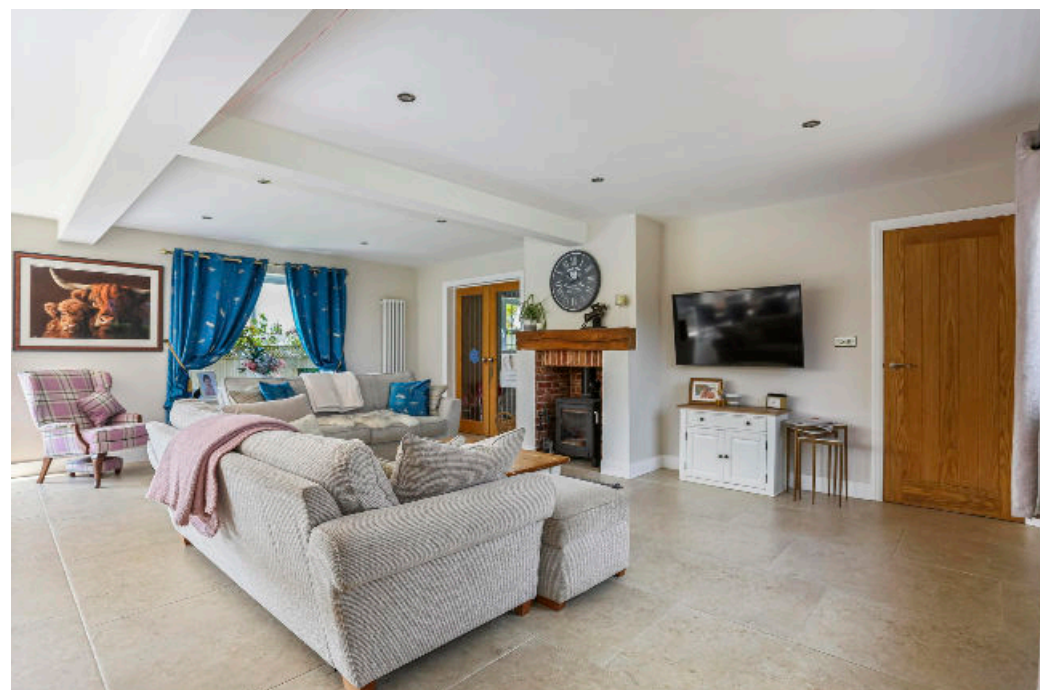
2
Basingstoke Road

An exceptional family home in the heart of Ramsdell.

2 Basingstoke Road is a beautiful four/five bedroom family home that has been completely transformed by the current owners to create a spacious, bright and welcoming home.

Once you enter the house you gain a sense of space walking through the large entrance hallway. Turn left and you are into the large open plan kitchen/dining/living room with bi-fold doors leading out to the south facing patio and a cosy log burner for colder winter days. Double doors from the living room lead into a playroom/sitting room. There is a door into both the entrance hallway and utility room from here. There is also a study/downstairs bedroom which is served by the downstairs cloakroom which has a shower.

Upstairs are four good sized double bedrooms, with the second bedroom and principal bedroom benefitting from en-suites. The principal bedroom has dual vanities and a beautiful walk-in shower. There is also access to eaves from the landing.



4-5



4



2-3

EPC

C



Outside

Outside, there is a gated entrance which leads onto a gravel driveway with plenty of parking. There is also a detached barn that has been split between storage and an office space that could be utilised as a home gym. The garden wraps around the property and has side access from both sides of the house. The garden is fully enclosed and is mainly laid to lawn, with a patio surrounding the house.





Services

Services: All mains services. Gas fired heating.

Local Authority: Basingstoke & Deane

Council tax band: F

Tenure: Freehold

Postcode: RG26 5RB

Situation

Situated in a wonderful rural location within the village of Ramsdell. Everyday facilities can be found in the nearby thriving village of Kingsclere, including shops, post office, public houses, restaurants, doctor's surgery, churches, primary school and community centre. Basingstoke and Newbury nearby have more extensive shopping, recreational and educational facilities. Independent schools in the area include Cheam, Daneshill, Elstree, Bradfield, Horris Hill and Downe House. There is also an excellent local primary school, The Priory, in the neighbouring village Pamber End. The surrounding area offers some beautiful country walks.

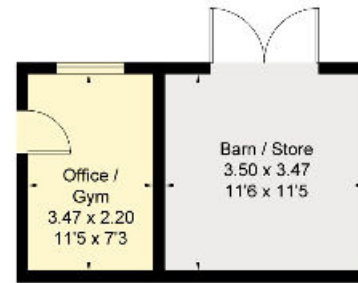
Kingsclere 5.5 miles, Basingstoke 5 miles, M3 (J6) 5.5 miles, Newbury 13 miles, M4(J13) 13.5 miles, London Waterloo via Basingstoke station from 44 minutes. London Paddington from Newbury station from 50 minutes. All distances and times are approximate.



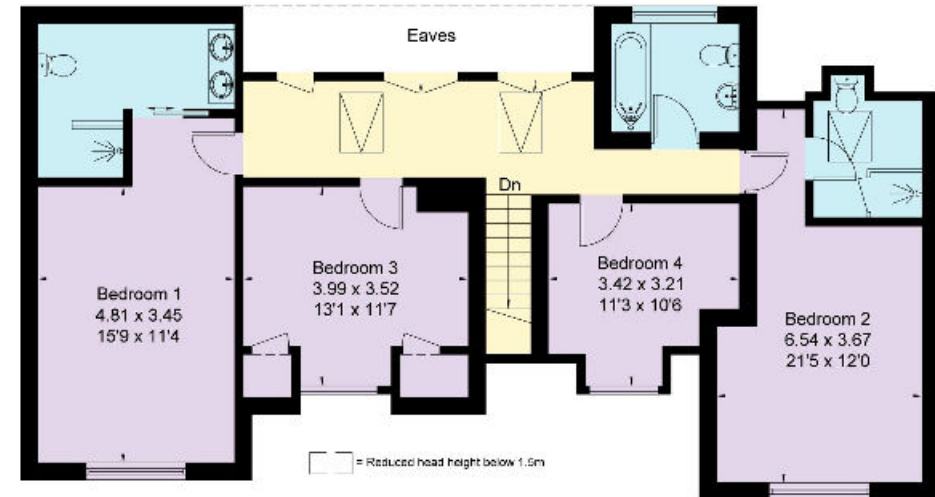
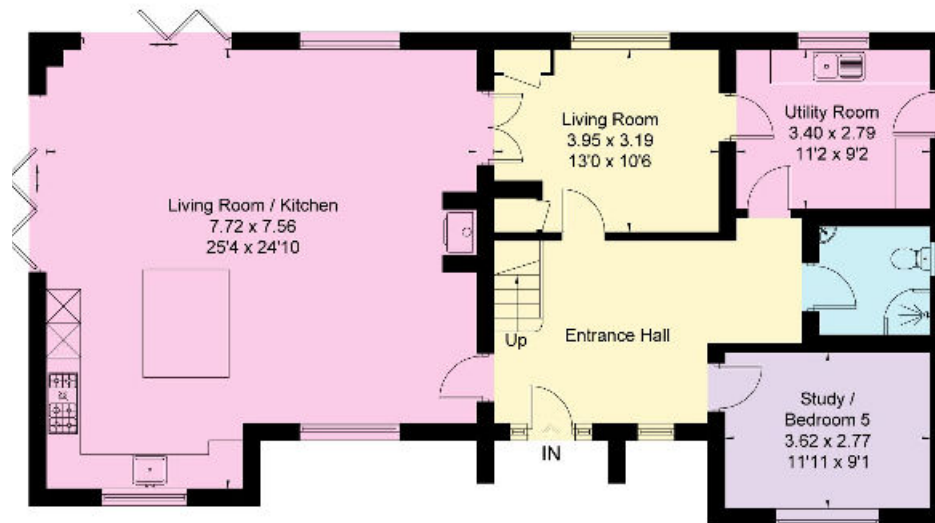


Approximate Gross Internal Floor Area 209.8 sq m / 2,258 sq ft
Barn/store 20.3 sq m / 218 sq ft
Total 230.1 sq m / 2,478 sq ft

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.



(Not Shown In Actual Location / Orientation)



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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 May 2023. Photographs and videos dated May 2023.

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