



## Four Double Bedroom Detached House Pack Lane, Basingstoke, Hampshire, RG22 5HR

Price: £750,000

- Four Double Bedrooms
- Huge, Sunny Rear Garden
- Great Potential For Extension (STPP)
- Three Reception Rooms
- Detached Double Garage
- Non Estate Location Surrounded By Greenery
- Well Regarded Schools Nearby
- EPC : TBC





## Description

Located on arguably one of Basingstoke's best roads, this property is offered to the market for the first time since 1986 and could be the perfect family home for you. The property sits back from the road and provides off road parking for numerous vehicles to the front and side of the home, making it a house that any family can grow up in together.

As you enter the property you are greeted by a spacious hallway which is flooded with natural light and sets the tone for the rest of the property. The layout downstairs is exceptionally practical, with three separate reception rooms spread out on different sides of the property. This versatility could be perfect for those who work from home, but we will let you decide how you want to use them. The hub of the home is the front to back living room which is a dual aspect and always benefitting from natural light. Supporting these rooms is a kitchen/diner towards the rear of the property which adjoins the utility room.

On the first floor you have four genuine double bedrooms. The main bedroom has built in wardrobes and a large corridor to the en suite shower room which is crying out to be a walk through wardrobe or dressing room area. The other bedrooms are supported by a modern family bathroom. Sitting back from the property is a detached garage which is slightly bigger than a conventional double garage and benefits from power and lighting. This spacious plot enjoys a fantastic amount of privacy, both front and back. The stunning garden has been impeccably maintained by the current owner, with a recently laid patio area and well established greenery. Facing a south westerly direction means it is perfect for afternoon and evening sun and great for entertaining as well as family gatherings.

## Outside

The property is pleasantly positioned in a non estate location within highly desirable Kempshott, which has excellent local amenities to include a well regarded primary school, parade of local shops and a pub. There are numerous areas of greenery and bridleways very close by and major local bus routes run from Pack Lane itself. The town centre is just under four miles away and offers multiple shopping and recreational facilities together with Festival Place shopping precinct, Waitrose, the Anvil Concert Hall and Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junction 7 of the M3 is roughly 2 miles away.

## Floorplan

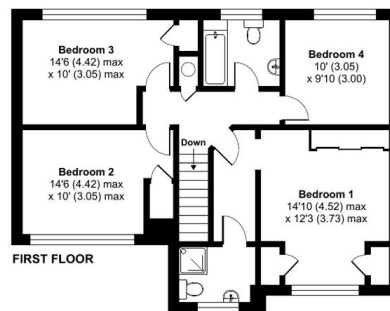
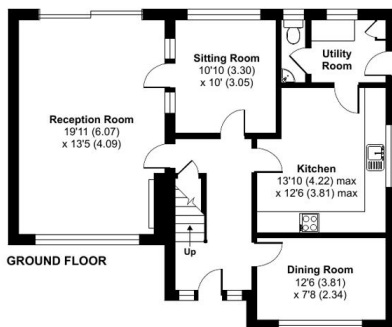
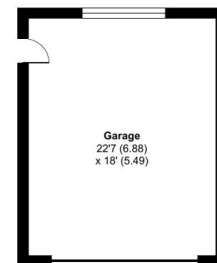
### Pack Lane, Basingstoke, Hampshire, RG22

Approximate Area = 1693 sq ft / 157.3 sq m

Garage = 408 sq ft / 37.9 sq m

Total = 2101 sq ft / 195.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents. REF: 1201997



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