



190 KEMPSHOTT LANE
Basingstoke

RANDALLS
RESIDENTIAL

190 KEMPSHOTT LANE, KEMPSHOTT, BASINGSTOKE, HAMPSHIRE, RG22 5LB

- Basingstoke 3 Miles
- M3 JCT 7 2 Miles
- London Waterloo from Basingstoke from 45 Minutes

Reception hall • sitting room • dining room • study/playroom • kitchen/breakfast room • utility • cloakroom • master bedroom with en-suite shower room • guest bedroom with en-suite shower room • three further bedrooms • family bathroom • detached office • gardens. • EPC Band C

SITUATION

Kempshott Lane is the premier address in the popular residential area of Kempshott, some 3 miles south west of Basingstoke Town Centre. There are local schools, shops and leisure facilities and a large Sainsbury's supermarket in adjoining Hatch Warren.

Basingstoke itself offers a far more comprehensive range of leisure, recreational and educational facilities, along with a mainline station with regular services to London Waterloo from about 45 minutes.

THE PROPERTY

190 Kempshott Lane is an excellent detached family home offering well-proportioned accommodation over two floors, in good decorative order, extending to about 2217 sq.ft.

On the ground floor, the front door opens to the spacious reception hall with staircase rising to the first floor, with cloakroom off. On either side, facing the front, is the dining room and study/playroom, whilst the kitchen/breakfast room and the sitting room both face the rear, both with French doors opening to the rear garden. The sitting room has a fireplace with fitted gas fire. The kitchen has a comprehensive range of units providing ample storage space and work surfaces with a range cooker, dishwasher and fridge. There is a utility room with a door opening to the side.

AN EXCELLENT INDIVIDUAL DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION





On the first floor, the master bedroom has an en suite shower room and the adjoining fifth bedroom has been converted into a dressing room but could easily revert to bedroom 5, or a nursery. The guest bedroom also has an en suite shower room and there are two further bedrooms and the family bathroom.

For further details, please refer to the floorplan.

OUTSIDE

To the front electric gated access leads to the walled front garden which is brick paved to provide ample secure parking which extends up one side of the house.

To the rear, the garden is fully enclosed. There is a full width paved terrace immediately behind the house, accessed from the French doors is both the sitting room and kitchen. Beyond this the garden is laid primarily to lawn with mature hedges. There is a useful brick-built detached gym/office.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

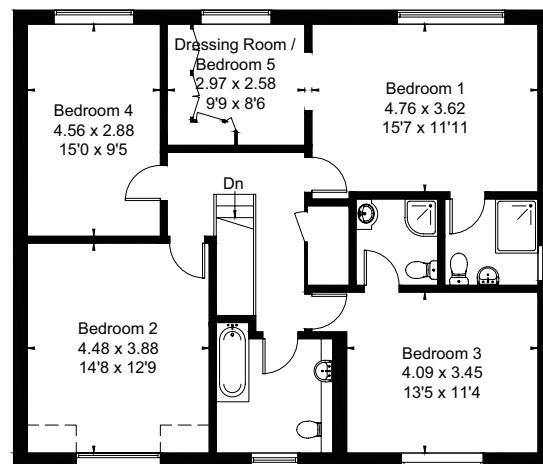
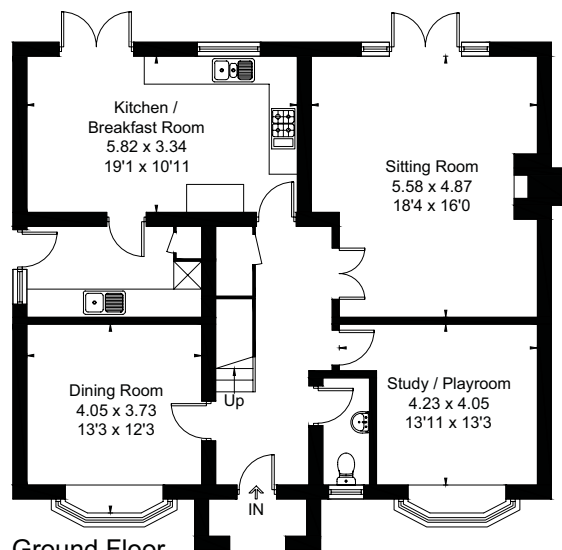
Local Authority: Basingstoke & Deane Borough Council (01256) 844844

Viewing: Strictly by appointment through Randalls Residential 01256 345635

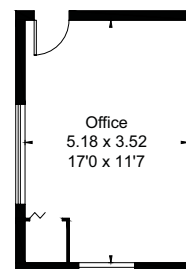
Directions (RG22 5LB): Leave central Basingstoke along the A30 signposted to Winchester. At the Brighton Hill roundabout take the fourth exit into Pack Lane. Continue right to the end and at the traffic lights at the junction with Kempshott Lane, turn left into Kempshott Lane. Number 190 Kempshott Lane will be found on the righthand side after a short distance.



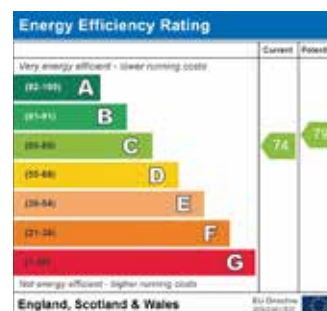
Approximate Area = 206 sq m / 2217 sq ft
 Office = 18.2 sq m / 196 sq ft
 Total = 224.2 sq m / 2413 sq ft
 Including Limited Use Area (5.3 sq m / 57 sq ft)



□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



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IMPORTANT INFORMATION

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