



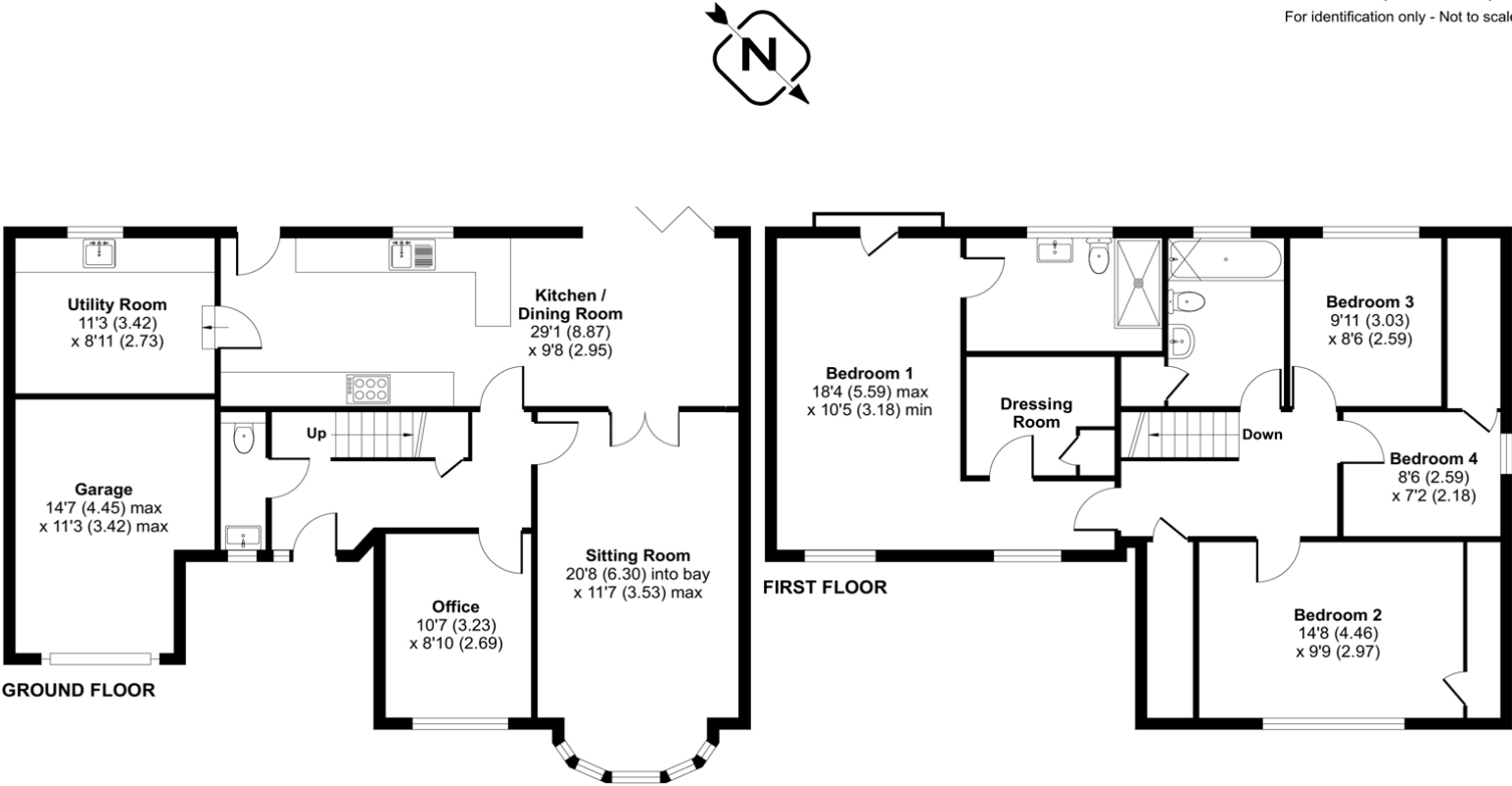
Primrose Close, North Waltham, Basingstoke, Hampshire, RG25 2FJ



ACCOMMODATION

Introducing a stunning four-bedroom detached family home, part of an exclusive private development of 11 houses built by Cavendish and Gloucester in 2022. Originally, Wheatsheaf House was the main residence on the estate, and the developers have retained elements of the original house and enhanced it with a substantial extension, creating a one-of-a-kind home designed for modern, contemporary living. Externally, the property benefits from ample allocated parking at the front, along with an integral garage complete with lights and power. Inside, the spacious entrance hall features a cloakroom and leads to a versatile home office or TV/snug room, that could be further utilised as an additional bedroom if required. A large 20ft fronted lounge that floods with natural light. To the rear, you will find a luxurious 29ft integrated kitchen, breakfast, and dining room featuring a generous breakfast bar, integrated dishwasher, space for a range cooker and American-style fridge freezer, and a dedicated dining area with bi-fold doors opening onto the rear garden. A large utility room with matching units and space for a washing machine adds to the family-friendly, entertaining layout. The first floor offers a spacious landing and four well-proportioned bedrooms. The principal bedroom is a dual-aspect retreat complete with a Juliet balcony offering views over the garden and fields, a luxurious three-piece en-suite shower room, and a walk-in dressing room. A stylish three-piece family bathroom serves the remaining bedrooms. The property also boasts a fantastically sized private rear garden, featuring an extensive patio area and a predominantly lawned space enhanced by mature trees, with far-reaching views over the Hampshire countryside. Additional benefits include mains electricity, LPG gas supplied to each house via radiators, and a Bio Bubble drainage system for the development.

Approximate Area = 1756 sq ft / 163.1 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1906 sq ft / 177 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Scan the QR code to find out more information about this property.

SITUATION

Situated on the edge of the beautiful village of North Waltham southwest of Basingstoke. Dotted with attractive, chocolate box thatched cottages and traditional countryside dwellings, this appealing location is rich in wheat farmland. Open fields and winding country lanes lead to the quaint duckpond at the centre of the village with a local shop, church and primary school in close proximity. Cuckoo Meadow & Rathbone Pavilion, the village recreation ground maintained by the Village Trust, is home to a tennis court and children's play area. The pavilion plays host to the local football and cricket teams as well as the pre-school plus a whole variety of village clubs and societies who meet regularly and always welcome new members. Nearby Basingstoke offers an excellent shopping centre, ice rink, bowling alley, cinema, restaurants, pubs and bars. The cathedral city of Winchester is approximately a 30-minute drive away hosting many shops, boutiques, bars, restaurants and amenities. Road connections are excellent with the M3 located less than two miles away, and the A33 and A30 also close by. Trains from Basingstoke station reach London Waterloo in 45 minutes and Micheldever railway station is approximately five miles away also offering links to London Waterloo.



SPECIFICATION

- Beautiful countryside setting
- Spacious living accommodation
- Luxury 3 piece fitted family bathroom suite
- Beautifully presented throughout
- Set in a bespoke private development
- Generous South Westerly rear garden with rolling countryside views
- Principal bedroom with ensuite shower room and dressing room
- Garage with ample driveway parking

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band F

OFFERS IN EXCESS OF £800,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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