



Becket Court Worting Basingstoke RG23 8PW

Winkworth



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Accommodation

Covered porch
Entrance hall
Downstairs toilet
Living room
Dining room
Kitchen
Three double bedrooms
Bathroom
Garden
Garage
Visitor parking

Description

This spacious three bedroom character home forms part of the conversion of an old Coaching Inn – the building is thought to date back to the 17th Century and is Grade II listed.

It is set in an attractive Mews style courtyard with a private south facing garden to the rear.

The house looks well cared for by the seller and benefits from a stylish kitchen and bathroom.



The house has a covered porch with the front door opening into a wide entrance hall.

The kitchen is to the front and has been fitted with shaker style units complemented by a stone worksurface that extends into a breakfast bar at one end. There is an inset ceramic sink, with integrated appliances including a Neff induction hob, Neff oven and microwave/oven, fridge/freezer and slimline dishwasher.

There is a separate dining room with French doors to the garden and a good size living room to the rear, which has a brick fireplace and further French doors to the outside.

Completing the ground floor is the downstairs toilet.

Heading upstairs, there are three double sized

bedrooms with the largest having floor to ceiling fitted wardrobes.

The large bathroom has a white suite with a walk-in shower cubicle in addition to a bath. A splash of colour is added with smart wall and under sink cupboards.

Externally, there is a secluded garden to the rear, which is a bit of a sun trap being south facing. It has a paved terrace and deep, raised flower and shrub beds. There is a garage to the front of the Mews with a parking space in front and further visitor spaces at the far end.

The property has a 999 year lease from 1988 and the freehold is owned by the Residents Management Company with each owner having an equal share. The ground rent is 'Peppercorn' and the seller estimates the annual service charge to be around £500.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](https://www.winkworth.co.uk/Basingstoke)

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