

FOR SALE



Total area: approx. 242.3 sq. metres

**Martin & Co Basingstoke**

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**Oakley**

**4 Bedrooms, 3 Bathroom, Detached House**

**Asking Price Of £925,000**







## Oakley

Asking Price Of £925,000

- Four Bedrooms
- Two En-Suites
- Kitchen with Separate Utility Room
- Three Reception Rooms
- Solar Panels with Battery Storage
- Air Conditioning to the Bedrooms
- Beautifully Landscaped Gardens

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This beautifully presented, detached four-bedroom family home is situated on one of Oakley's most sought-after roads, offering stunning views over open countryside. The property has been thoughtfully extended and upgraded by the current owners, enhancing its appeal with a range of desirable features. These include solar panels with battery storage, a beautifully designed steam room, and air conditioning in the bedrooms for added comfort.

Viewing is highly recommended to fully appreciate the quality and scope of this exceptional family home.

**ENTRANCE HALL** Amtico wood effect flooring, under stairs storage cupboard, additional storage cupboard and radiator.

**LIVING ROOM** 22' 6" x 14' 2" (6.87m x 4.32m) Side and rear aspect windows, patio doors to the garden, Amtico wood effect flooring, feature fireplace with fitted gas fire, radiator and glazed doors to the dining room.

**DINING ROOM** 21' 0" x 9' 6" (6.42m x 2.91m) Rear aspect windows, Amtico wood effect flooring, radiator, smart lighting and glazed doors to the kitchen and the utility room.

**STUDY / FAMILY ROOM** 20' 2" x 9' 4" (6.17m x 2.86m) A good sized third reception room, currently used as a study, with front aspect windows, carpet and radiator.

**KITCHEN** 11' 8" x 10' 7" (3.57m x 3.23m) Rear aspect window, a range of eye and base level storage units with granite work surfaces, side door to the garden, twin bowl stainless-steel sink unit with waste disposal, space for a range style cooker, integrated dishwasher, integrated fridge, radiator and Amtico flooring.

**UTILITY ROOM** 13' 10" x 9' 3" (4.22m x 2.84m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces with stainless-steel sink unit, space for American style fridge/freezer, plumbing and space for a washing machine and separate dryer, tiled floor and doors to the cloakroom and garage.



**CLOAKROOM** Front aspect window, low-level WC, wash hand basin in vanity unit, radiator and tiled floor.

**BEDROOM ONE** 20' 4" x 16' 7" (6.22m x 5.08m) Rear aspect doors to the garden, built-in wardrobes, carpet, radiator, air conditioning, ceiling fan and doors to the en-suite and steam room.

**EN-SUITE BATHROOM** Rear aspect window, spa bath with shower over, music speaker, low-level WC, wash hand basin in a vanity unit, towel radiator and tiled floor.

**STEAM ROOM** A thoughtfully designed steam room with rain shower, music speakers, hand shower, lights, with tiled walls and seating.

**LANDING** Front aspect window, wood flooring with carpet covering, loft access, radiator, storage cupboard and airing cupboard.

**BEDROOM TWO** 15' 3" x 14' 0" (4.67m x 4.29m) Rear aspect window, wood flooring, radiator, eaves access with light, air conditioning and ceiling fan.

**EN-SUITE SHOWER ROOM** Large enclosed shower unit, low-level WC, wash hand basin in vanity unit, towel radiator, storage cupboards and vinyl floor.

**BEDROOM THREE** 15' 3" x 16' 6" (4.67m x 5.03m) Large bedroom currently used as a games room, with front and rear aspect windows, wood flooring, air conditioning, and eaves storage with light.

**BEDROOM FOUR** Rear aspect window, wood flooring, radiator, air conditioning and boarded eaves storage with light and fitted wardrobe.

**FAMILY BATHROOM** 7' 4" x 5' 4" (2.24m x 1.65m) Velux style window, bath with shower over, low-level WC, wash hand basin in vanity unit, towel radiator and vinyl floor.



**GARAGE** 16' 7" x 10' 7" (5.08m x 3.23m) Electric roller door, light, power, water softener and control unit for the solar panels and battery storage.

**OUTSIDE** To the front of the property there is a large brick paved driveway with parking for 4-5 cars, low maintenance garden area and brick paved path to both sides of the property.

To the rear of the property, there is a beautifully landscaped garden, with large patio area adjacent to the property, brick-built BBQ and side access to the front of the property. There is a large rockery with water feature surrounding the brick-built summer house and a further paved area with garden shed. The summer house has double glazed windows, underfloor heating, light and power and the shed also benefits from light and power.

There are stunning views over open countryside to complete the peaceful nature of this beautiful garden.

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: E  
Basingstoke and Deane  
EPC Rating: B  
Mains Water and Private Drainage (Cesspit)  
The solar panels and battery storage are debt free and have no payment plan associated with them.

