



18 ST. MICHAELS CLOSE

North Waltham, Basingstoke, Hampshire, RG25 2BP

Carter Jonas

18 ST. MICHAELS CLOSE, NORTH WALTHAM, BASINGSTOKE, HAMPSHIRE, RG25 2BP

- 4 bedrooms, 2 ensuites
- Sitting room
- Kitchen/dining room
- Office/study
- Conservatory
- Garden
- Double garage
- EPC rating D

DESCRIPTION

The entrance door opens to the entrance hall with turned staircase to the first floor, and doors through to sitting room, office/study, and spacious open plan kitchen/dining room. The sitting room is a dual aspect room with bay window to the front, freestanding log burning stove with surround and mantle and French doors opening to the conservatory. The open plan kitchen/dining room has been recently upgraded to a lovely two-tone kitchen with a range of wall, base and drawer units and a central island and breakfast bar creating a balanced space ideal for entertaining and family life. This continues through to a utility room and cloak room. On the first floor there are four double bedrooms, two ensuites and a further shower room. Three of the bedrooms are on the west elevation and all enjoy far reaching views over the open countryside and beyond.

OUTSIDE

Outside you will find a double garage, ample driveway parking, an area laid to lawn and pedestrian access to the rear garden. From the conservatory across to the kitchen/dining room is a spacious patio area which opens onto a

A FANTASTIC OPPORTUNITY TO PURCHASE A VERSATILE HOME ON THE EDGE OF A PICTURESQUE HAMPSHIRE VILLAGE



lawned garden with an array of established plants, shrubs and fruit trees, and far-reaching views over the adjoining farmland.

LOCATION

From the picturesque thatched cottages and wheat farmlands, to the quaint duck pond and local amenities, North Waltham beautifully blends tradition with modern conveniences. In addition to the village shop, the presence of recreational facilities like Cuckoo Meadow and Rathbone Pavilion, as well as various clubs and societies, creates a sense of community. Its proximity to Basingstoke and Winchester, along with excellent road and rail connections, adds to its appeal by providing easy access to a wider range of amenities and attractions.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, drainage.

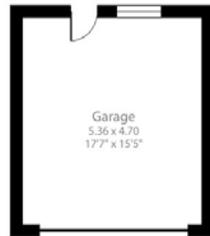
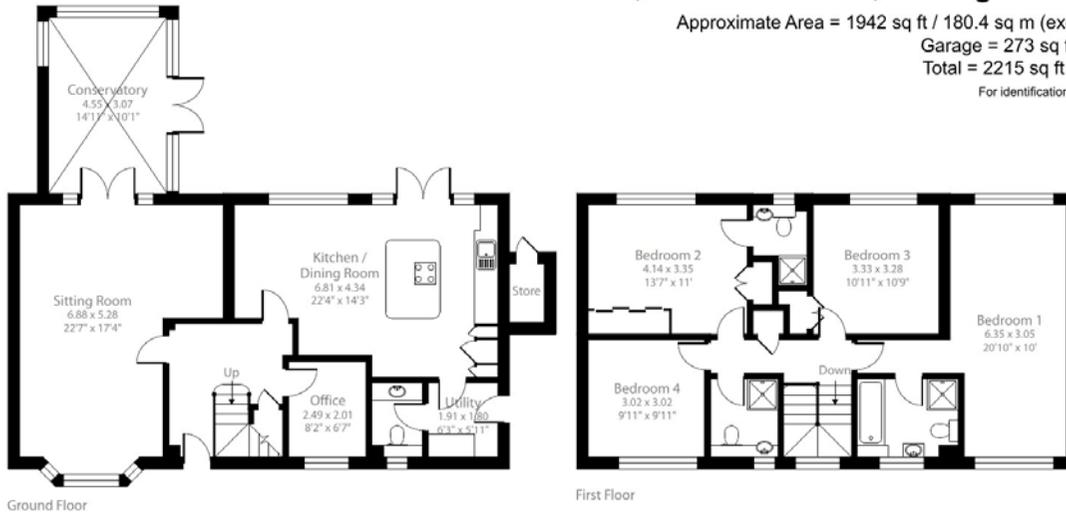
Local Authority: Basingstoke and Deane. Council Tax Band F.

Viewing: Strictly by appointment through the agent, Carter Jonas.



St. Michaels Close, North Waltham, Basingstoke, RG25

Approximate Area = 1942 sq ft / 180.4 sq m (excludes store)
 Garage = 273 sq ft / 25.3 sq m
 Total = 2215 sq ft / 205.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rick-hocm 2023. Produced for Carter Jonas. REF: 1062280



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.