



£ 600000

4 Bed House - Detached, Brickfields Close, Lychpit, Basingstoke

Barons Estate Agents are pleased to bring to the market with NO ONWARD CHAIN this well-presented five-bedroom detached family home, situated in a highly sought after cul-de-sac location. The ground floor comprises a double garage and utility room. The first floor offers a spacious living room with balcony with far reaching views along with access to the rear garden, a large open-plan kitchen/dining room with breakfast bar and further garden access, a study/bedroom five, and a cloakroom. The second floor features four double bedrooms, including a master with en-suite, and a family bathroom. Externally, the property benefits from driveway parking for multiple vehicles and a private, enclosed rear garden. Additional features include double glazing and gas central heating. Early viewing is highly recommended by the vendor's sole agent.

## Location

Brickfields Close is situated in Lychpit, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

## Tenure

Freehold

## Council Tax

Band F

## Extra Services

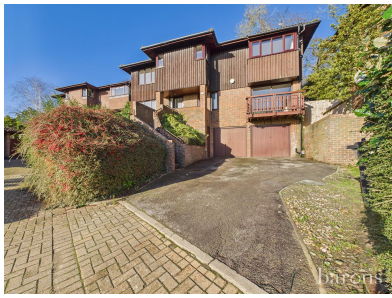
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

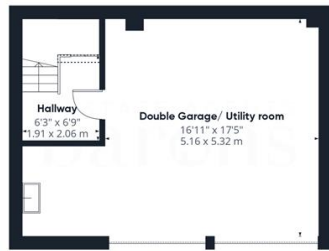
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- |                               |                     |   |
|-------------------------------|---------------------|---|
| 🏠 Detached                    | 🏠 4 Double Bedrooms | 🏠 Open Plan Kitchen/Dining Room         |
| 🏠 Balcony off the Living Room | 🏠 Study/ Bedroom 5  | 🏠 En-suite, Family Bathroom & Cloakroom |
| 🏠 Large Garden and Patio      | 🏠 Utility Room      | 🏠 Double Garage and Large Driveway      |

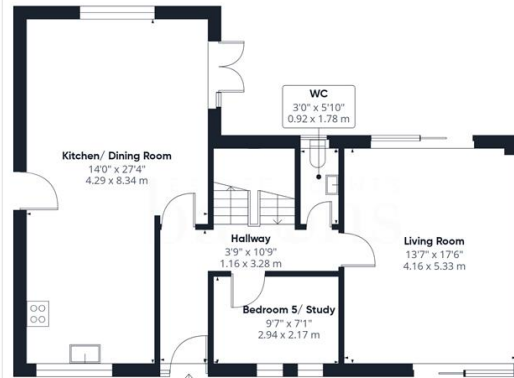








Floor 0



Floor 1

ESTATE AGENTS  
**barons**

**Approximate total area<sup>m</sup>**

1835 ft<sup>2</sup>  
170.3 m<sup>2</sup>

**Reduced headroom**

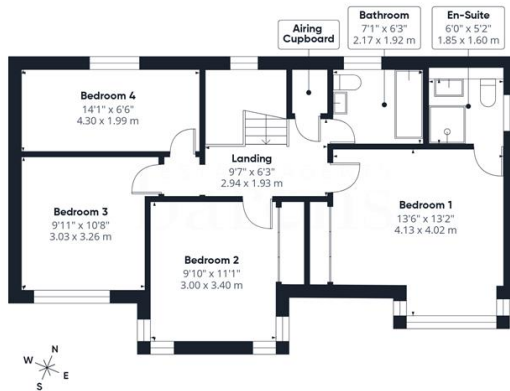
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2