



No Onward Chain Right Choice Estate Agents are pleased to present this spacious detached family home, located in the sought-after village of North Waltham.

The ground floor features a welcoming entrance hallway, a well-appointed kitchen/breakfast room, generous living and dining rooms, a study, utility room, and a convenient downstairs W/C.

Upstairs, the first floor offers four well-proportioned bedrooms, including two with en suite bathrooms, a family bathroom, and access to the second floor where you'll find a fifth bedroom.

Further highlights include a private rear garden, double garage, and driveway parking.

Location: Nestled in the Hampshire countryside, North Waltham is a charming and sought-after village offering the perfect blend of rural tranquility and modern convenience. Just a short drive from Basingstoke, this picturesque location boasts a strong community spirit, a highly regarded primary school, and a traditional village pub.

With its easy access to the M3 and nearby train links to London and the South Coast, North Waltham is ideal for commuters and families alike. Surrounded by open countryside, yet close to the shopping, dining, and entertainment options of Basingstoke, it's a location that truly offers the best of both worlds.

Whether you're looking to settle down in a friendly village atmosphere or seeking a peaceful retreat with excellent transport connections, North Waltham is a place you'll love to call home.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band G

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

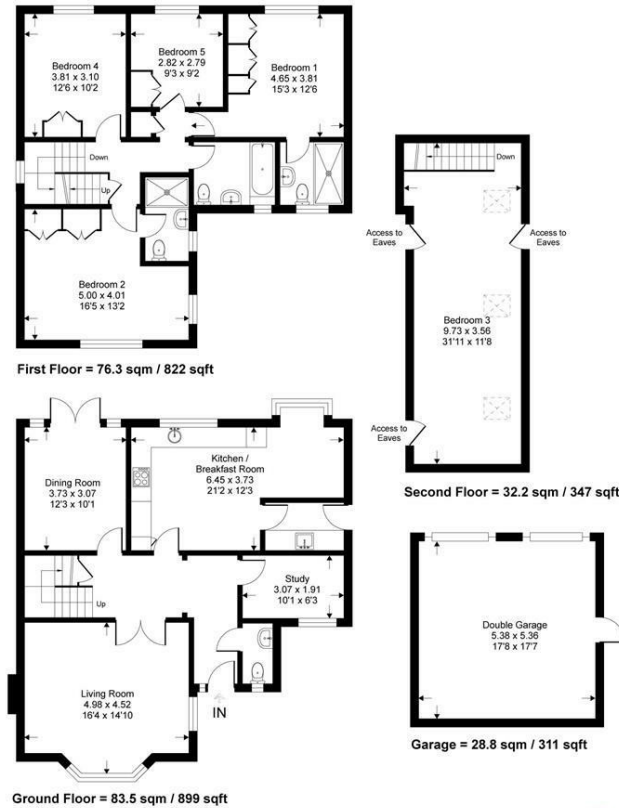




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
EU Directive 2002/91/EC		
England & Wales		

Barley View

Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft
 Approximate Garage Internal Area = 28.8 sq m / 311 sq ft
 Approximate Total Internal Area = 220.9 sq m / 2379 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100