

**Old Basing, Hampshire  
Five Bedroom, Detached House**





## 6 Marjoram Meadow, Old Basing, Basingstoke, Hampshire, RG24 7AW

### The Property

This beautifully presented five-bedroom executive home is situated in the prestigious Cromwell Court development, built just a year ago by the renowned developer Redrow. Located on the edge of the desirable village of Old Basing, within close proximity of the village centre, the ex-show home provides flexible family living benefitting from many extra features including an alarm system and remote-controlled digital heating along with the remainder of the build warranty. The property is offered to the market with no onward chain.

### Ground Floor

The welcoming entrance hallway leads through into the elegant sitting room with bay window, feature fireplace and built-in TV bracket, creating an inviting living space.

The heart of the home is the stylish well-appointed, open plan fitted kitchen/dining/family room with bi-folding doors opening out onto a sunny patio overlooking the garden. The kitchen also benefits from integrated appliances including a multi-use Siemens oven with microwave function, a further Siemens oven and electric hob, a breakfast bar, TV bracket with built-in sound bar, water softener and hot water tap.

The kitchen leads through into a separate fitted utility room with space for a washing machine and dryer. A door leads out from the utility room to the side of the property.

In addition, there is a cloakroom leading off the hallway and door into the integral double garage.

### First Floor

On the first floor is a bright, light galleried landing, five good sized bedrooms and fitted family bathroom suite with separate shower, blue tooth ceiling speaker and LED mirror. There is access to a boarded loft via an internal loft ladder.

The luxurious main bedroom with built-in TV bracket, has fitted wardrobes and an en-suite shower room with generous walk-in digital shower, underfloor heating and LED mirror.

The second bedroom has an en-suite shower room and built-in wardrobe.

The third bedroom has built-in wardrobes and extra storage under the eaves.

The fifth bedroom which is currently being used as an office has bespoke built-in cabinetry.

### Outside

To the rear is a good-sized enclosed garden mainly laid to lawn with raised beds, planting and substantial paved patio ideal for entertaining. There is access to the side and front of the property via a gate.

To the front is generous block paved driveway for several cars, leading to a remote controlled double integral garage with lighting, power and electric car charger.

The location offers the perfect blend of tranquil countryside living with easy access to Basingstoke's amenities and transport links.

The village of Old Basing has a wonderful community centred around the infant and primary schools as well as St Mary's Church with historical buildings and a range of small shops, including a popular bakery and four pubs with restaurants.

The major town of Basingstoke offers extensive shopping and recreational facilities including shops, restaurants, bars, sports clubs, cinemas, a concert hall, an ice rink and theatre.

There is a main line rail service into London Waterloo from Basingstoke and the M3 motorway is easily reached at junctions 5 or 6.



























































# Marjoram Meadow, Old Basing, Basingstoke, RG24



Denotes restricted  
head height

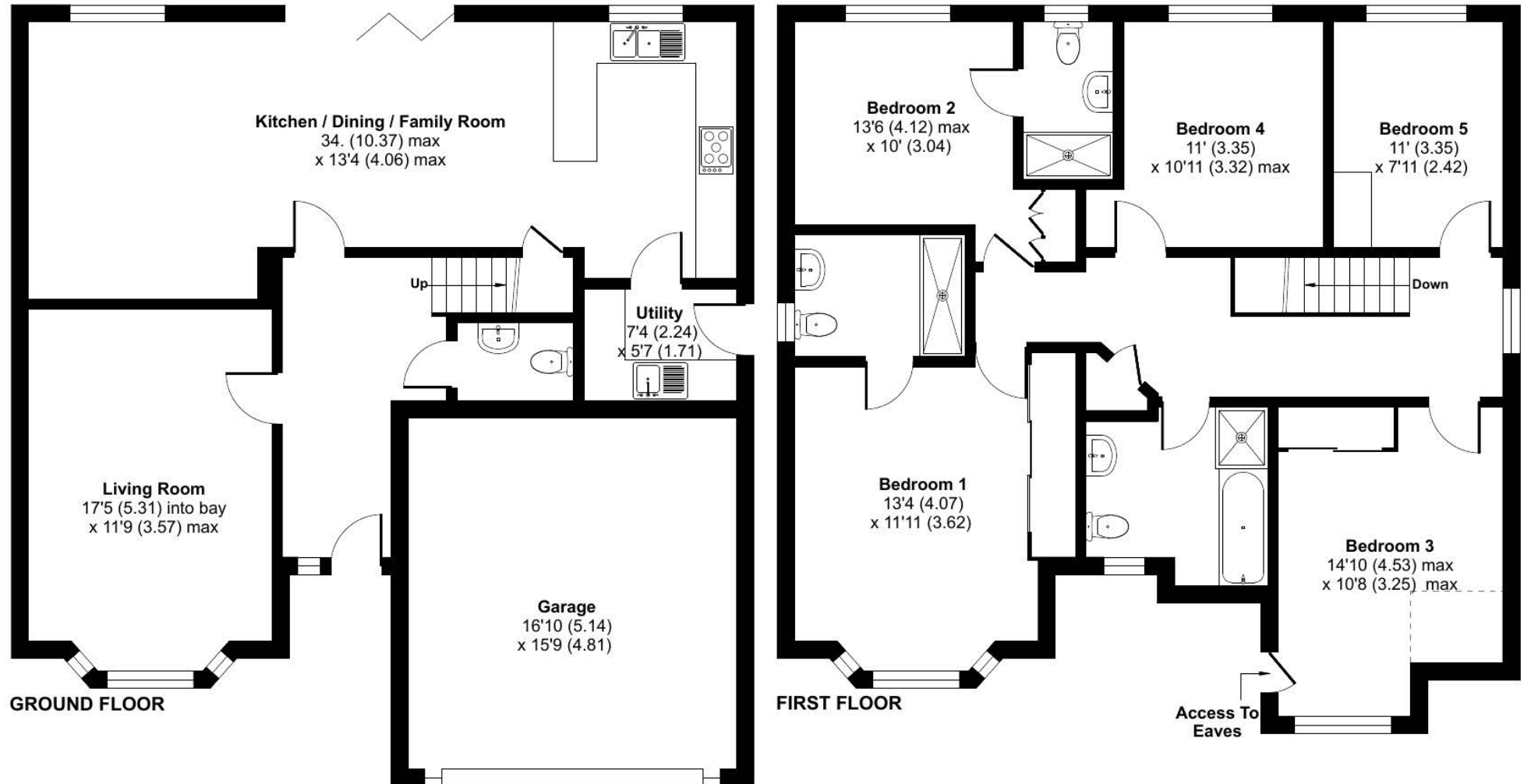
Approximate Area = 1801 sq ft / 167.3 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2083 sq ft / 193.4 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). © nichecom 2023. Produced for McCarthy Holden. REF: 1257888



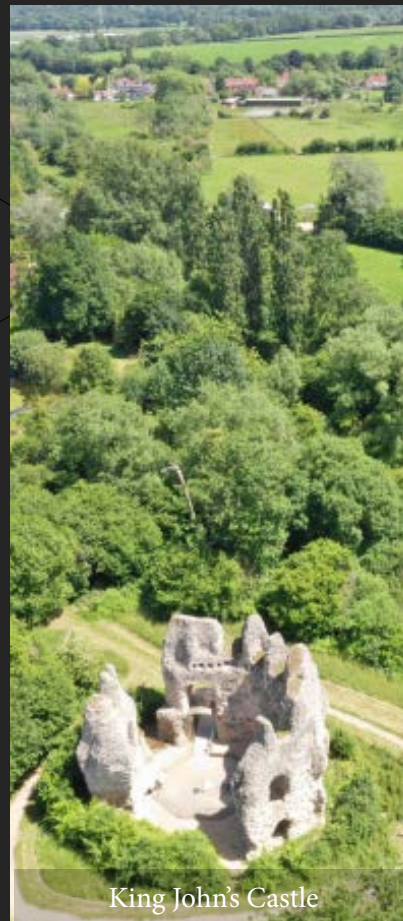
## Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.



Old Basing Canal



King John's Castle



Public House Old Basing



Old Basing



St Marys Old Basing



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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

#### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage – Mains  
Heating – Gas

Materials used in construction - Timber Frame & Tiled roofs  
How does broadband enter the property - FTTP (fibre to the premises)  
EPC B (86)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Service Charge - £220 p.a.

Directions - Postcode RG24 7AW. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

#### Viewing

Telephone sole agents

McCarthy Holden: 01256 704851

#### Local Authority

Tax band is G

Basingstoke & Deane 01256 844844

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