



Beech House, 9 London Road, Old Basing, Basingstoke, Hampshire, RG24 7JE

The Property

This well-presented four-bedroom detached family home is situated in the Hampshire village of Old Basing. Beech House has been modernised and extended by the current owners providing flexible family living.

Ground Floor

An entrance porch leads to a good-sized hallway with under-stairs storage.

The well-equipped fitted kitchen/breakfast room with integrated appliances and hot water tap, has direct access out to the side of the property.

There is a spacious living/dining room with feature open fireplace and sliding patio doors out to the lovely rear garden.

In addition, there is a modern fitted bathroom suite on the ground floor with over-bath shower.

First Floor

On the first floor are three bedrooms. The main bedroom benefits from an en-suite shower room with balcony.

Second Floor

On the second floor is a further bedroom with useful eves storage.

Outside

To the rear is a substantial, well-maintained enclosed garden mainly laid to lawn with mature planting, flower beds, shrubs and trees.

Immediately to the rear is a generous paved patio overlooking the garden making an ideal place for entertaining or relaxing in the sunshine.

There is a summerhouse and potting shed both with power and electrics.

The garage with electrics, power, hot and cold water supply, has been converted into a utility room/workshop. from Basingstoke and the M3 motorway is easily

To the front is a sizeable, enclosed gravel driveway providing parking for multiple vehicles leading to wooden gates which give access to the side and rear of the property.

Location

Beech House is situated in the village of Old Basing. This thriving village provides everyday facilities, including a popular bakery/coffee shop, village store, public houses,

doctors, dental and veterinary surgeries, as well as a church, village hall, tennis, cricket, bowling and archery clubs.

There is a highly regarded infants and primary school within the village.

Independent schools nearby include Wellesley Prep. Sherfield School, Lord Wandsworth and Cheam, to name but a few.

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 reached at junctions 5 or 6.

The surrounding countryside offers many public footpaths and attractive walks across farmland and along the Rivers Lyde and Loddon..















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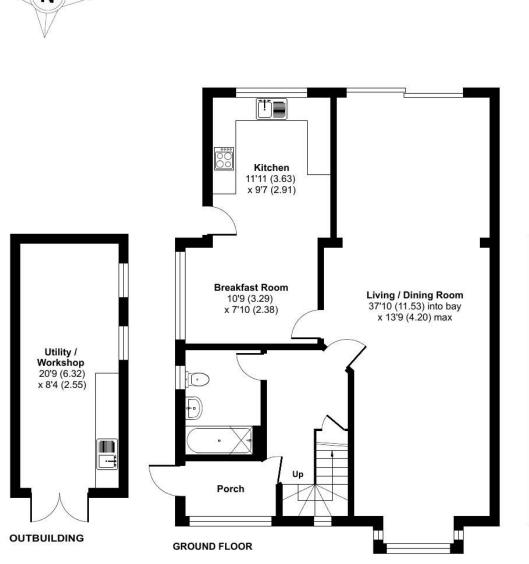


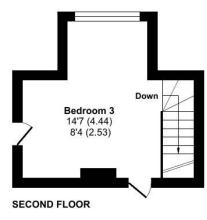


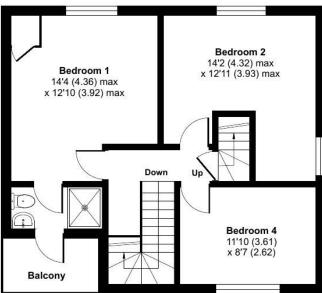
London Road, Old Basing, Basingstoke, RG24

Approximate Area = 1609 sq ft / 149.4 sq m Outbuilding = 173 sq ft / 16 sq m Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale







FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1317176

Places of interest

The surrounding area is renowned for country walks and open spaces. The village centre of Old Basing 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.











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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 Materials used in construction - Brick & Tiled roofs How does broadband enter the property - FTTP (fibre to the premises) EPC D (67)

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

Directions - Postcode RG24 JE. 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
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