



Well Close, North Waltham, Basingstoke, RG25 2DF
Guide Price £575,000



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CHEQUERS are pleased to offer for sale this three bedroom detached home with a double garage to the rear, set in the popular village of North Waltham. The property has been extended and improved over the years to provide generously size accommodation including lounge/dining room, cloakroom, kitchen, conservatory, three bedroom with built-in storage and a family bathroom. Further benefits include double glazed windows and a double garage with electric doors with parking in front.

ENTRANCE HALL:

Under stairs storage cupboard, radiator, tiled flooring with under floor heating.

CLOAKROOM:

Low level w.c., wash hand basin, tiled flooring with under floor heating, spotlights, double glazed window.

LOUNGE/DINING ROOM:

24'1" max x 12' max, 9'3" min (7.34m max x 3.66m max, 2.82m min)

Rear aspect, double glazed window, double glazed French doors to garden, ornamental fireplace, radiator.

KITCHEN:

12'4" max x 11'9" max (3.76m max x 3.58m max)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob, single drainer sink unit, appliance space, tiled flooring with partial under floor heating.

CONSERVATORY:

19' max x 7'9" (5.79m max x 2.36m)

Double glazed windows, double glazed French doors to garden, radiator, water softener, tiled flooring with under floor heating.

STAIRCASE GIVES ACCESS TO LANDING:

Front aspect, double glazed window, access to loft space, airing cupboard.

BEDROOM ONE:

10'8" max x 9'8" (3.25m max x 2.95m)

Rear aspect, double glazed window, radiator, built-in wardrobe with sliding mirror doors, spotlights.

BEDROOM TWO:

12'4" max x 10'3" (3.76m max x 3.12m)

Rear aspect, double glazed window, radiator, built-in wardrobe with bi-fold mirror doors, spotlights.

BEDROOM THREE:

8'3" max x 7'8" max (2.51m max x 2.34m max)

Front aspect double glazed window, radiator, built-in storage cupboard.

BATHROOM:

7'11" max x 5'4" max (2.41m max x 1.63m max)

Double glazed window, suite comprising tile enclosed bath with shower over and shower screen, low level w.c., wash hand basin, tiled surrounds, tiled flooring, radiator.

GARDENS:

To the front of the property is a large area of slate chippings, pathway to the front door, flower and shrub border, two gates giving side access. To the rear of the property is a patio with steps to lawn area, flower and shrub borders, personal door to garage.

GARAGE:

17'7" max x 17'5" max (5.36m max x 5.31m max)

Double garage with electric doors, double glazed window, door to rear garden, light and power, work surface with cupboards below, eye level cupboards, appliance space. Parking for 2 cars in front of the garage.

COUNCIL TAX:

Band E

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

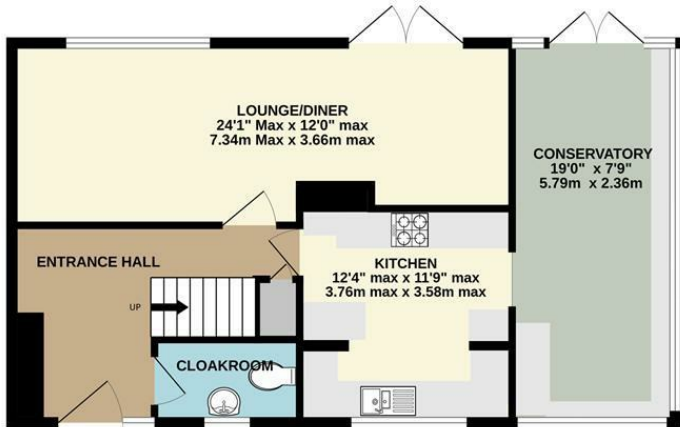
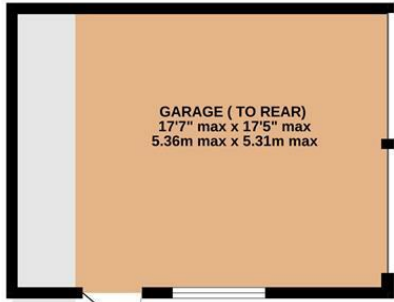
REFERRALS:

Chequers 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.



GROUND FLOOR
960 sq.ft. (89.1 sq.m.) approx.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

