



Dickens Lane, Old Basing, Basingstoke, RG24 7JB  
**Guide Price £525,000**



## Dickens Lane, Old Basing, Basingstoke, RG24 7JB

CHEQUERS are pleased to offer this extended and well presented four bedroom family home in the popular village of Old Basing. The accommodation includes superb 21' kitchen/dining room (installed in 2025), utility room, cloakroom, lounge, four bedrooms, study, family bathroom and en-suite. Externally there is a block paved driveway for several vehicles with EV charging point. To the rear of the property is a private garden with insulated and heated summer house with internet connection. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Double glazed composite front door, vinyl plank flooring, radiator, cupboard housing new consumer board (April 2026), stairs to first floor.

### UTILITY ROOM:

8'9" x 8'3" (2.67m x 2.51m)

Front aspect, double glazed window, range of eye and base level units, square edged work surfaces and matching splashbacks inset 1.5 bowl sink unit, plumbing for washing machine, appliance space, built-in storage cupboard, radiator, wall mounted gas fired boiler, door to -

### CLOAKROOM:

8'6" x 2'6" (2.59m x 0.76m)

Low level w.c., vanity unit with inset wash hand basin with drawers below, chrome heated towel rail, extractor fan.

### KITCHEN/DINING ROOM:

22'1" x 9'2" (6.73m x 2.79m)

Front aspect, double glazed window, range of eye and base level unit, granite work surfaces, inset single drainer sink unit, fitted 5 ring hob with extractor over, two built-in ovens with cupboards above and below, integrated dishwasher, space for American style fridge/freezer, inset spotlights, over counter lighting, double glazed door to rear garden, double doors to -

### LOUNGE:

15'7" max x 14'7" max (4.75m max x 4.45m max)

Rear aspect, double glazed window, French doors to garden, under stairs cupboard, radiator, Virgin t.v point.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, inset spotlights.

### MASTER BEDROOM:

11'2" x 9'1" (3.40m x 2.77m)

Front aspect, double glazed window, built-in double wardrobe, radiator, door to -

### EN-SUITE SHOWER ROOM:

9'1" max x 4'4" (2.77m max x 1.32m)

Suite comprising shower cubicle with folding door, low level w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.

### BEDROOM TWO:

10'2" x 9'2" (3.10m x 2.79m)

Front aspect, double glazed window, radiator.

### BEDROOM THREE:

10'4" x 8'2" (3.15m x 2.49m)

Rear aspect, double glazed window, radiator.

### BEDROOM FOUR:

10'2" max x 9'2" max, (3.10m max x 2.79m max, )

Rear aspect, double glazed window, radiator, access to loft space with light and ladder.

### STUDY/BEDROOM 5:

7'4" x 7'1" (2.24m x 2.16m)

Rear aspect, double glazed window, radiator, wall mounted storage unit.

### FAMILY BATHROOM:

6'3" x 5'7" (1.91m x 1.70m)

Front aspect, double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., pedestal wash hand basin, tiled surrounds.

### GARDENS:

To the front of the property is a block paved driveway with parking for several cars, EV charging point, outside tap, shingled area, outside power points. To the rear of the property is a paved patio leading to artificial lawn, outside tap, outside light, summer house, enclosed by panelled fencing, side gate access.

### SUMMER HOUSE:

11'3" x 7'10" (3.43m x 2.39m)

Double glazed door, light and power, insulated, wall mounted electric panel heating, spotlights, work surface.

### 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.

### COUNCIL TAX:

Band D

### 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.

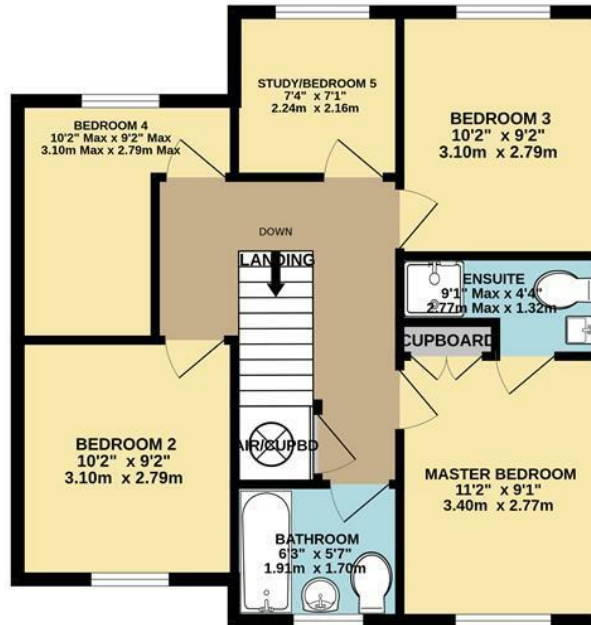
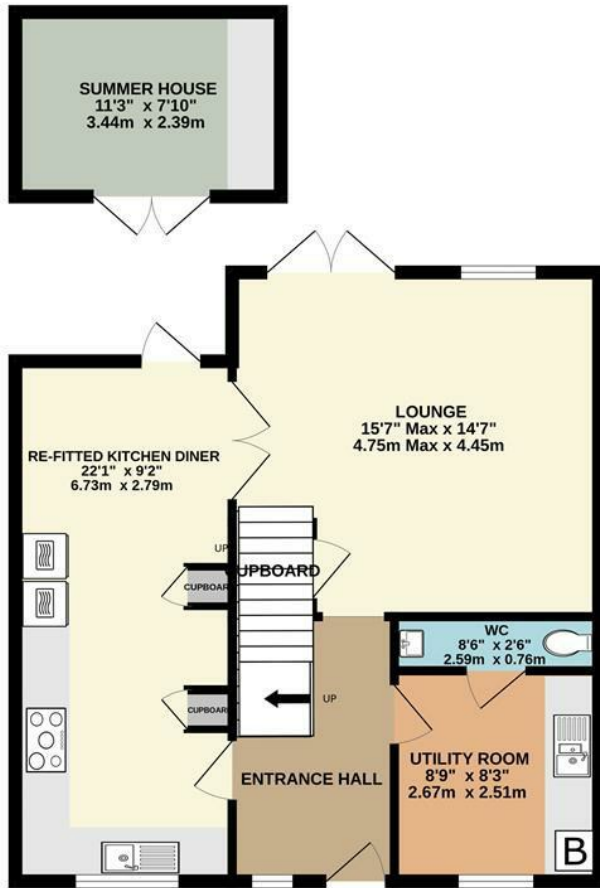
### REFERRALS:

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

1ST FLOOR



4 BEDROOM SEMI DETACHED

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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