



Saxon Way, Lychpit, Basingstoke, Hampshire, RG24 8SA

Guide Price: £365,000

LODDON PROPERTIES are pleased to introduce this exquisite three-bedroom semi-detached home located in the highly desirable area of Lychpit. This immaculately presented property boasts a spacious and luminous 22ft lounge/diner, providing direct access to the rear garden. The dual aspect kitchen is equipped with a built-in oven and hob. The upper level features two double bedrooms, one offering the convenience of built-in wardrobes, alongside a cozy single bedroom and a well-appointed modern family bathroom, with shower over the bath. Outside, the property offers a charming front lawn area with a flower bed, driveway parking, leading to an attached garage. The rear garden is a serene retreat, featuring two interconnected, aesthetically pleasing paved patio areas, a lush lawn, mature flower beds, shrubs and trees. The entire space is enclosed by panel fencing, offering privacy and security, complete with a convenient door leading into the garage.

This property provides easy access to the renowned Bartons Mill, picturesque countryside walks in the common and woodland, as well as Little Basing. Families will appreciate the proximity to esteemed schools including Binfields and St Marys. Furthermore, residents can enjoy the full array of amenities available at Chineham shopping centre and benefit from excellent transport links to Basingstoke, the A33 to Reading, and the M3.

TENURE: Freehold, COUNCIL TAX BAND: D, EPC RATING: D





- THREE BEDROOM HOME
- GENEROUSLY SIZED LIVING/DINING ROOM
- BUILT IN STORAGE
- FITTED WARDROBES IN MASTER
- MODERN FAMILY BATHROOM
- SOUTH FACING GARDEN
- SOLAR PANELS - PROVIDING ANNUAL INCOME
- GARAGE AND DRIVEWAY PARKING
- LOCAL AMENITIES WITHIN WALKING DISTANCE
- GREAT COMMUTABILITY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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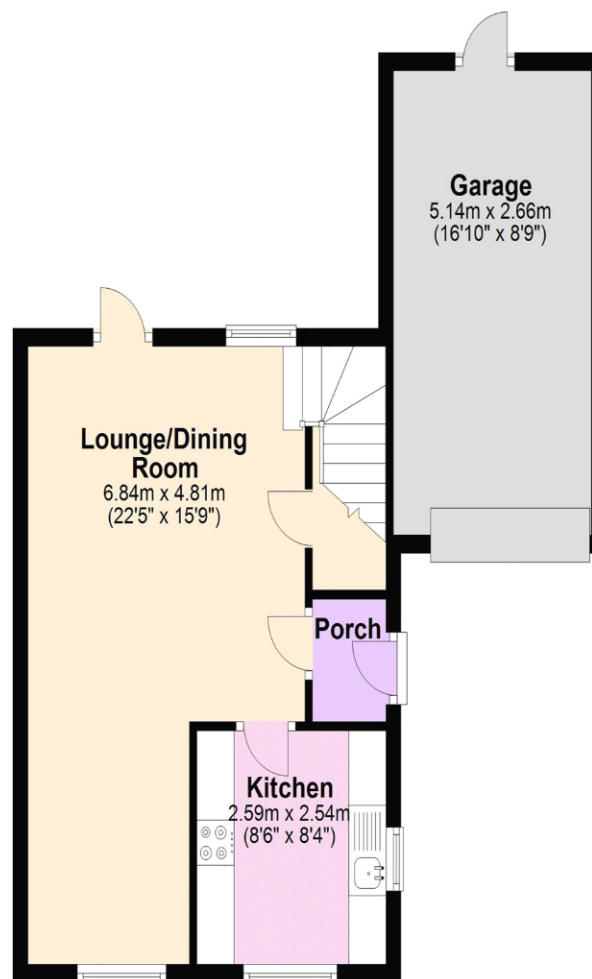
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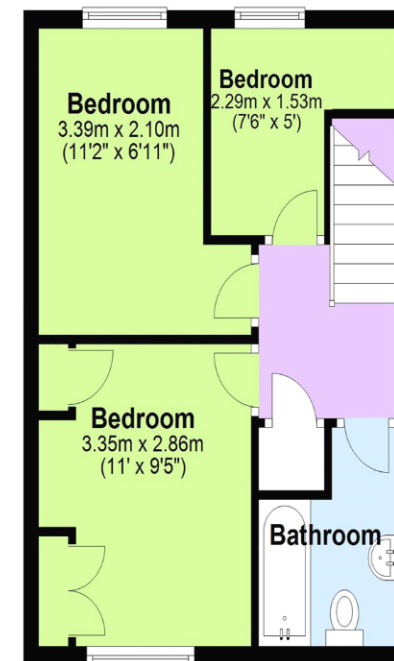
Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 79.5 sq. metres (856.1 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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