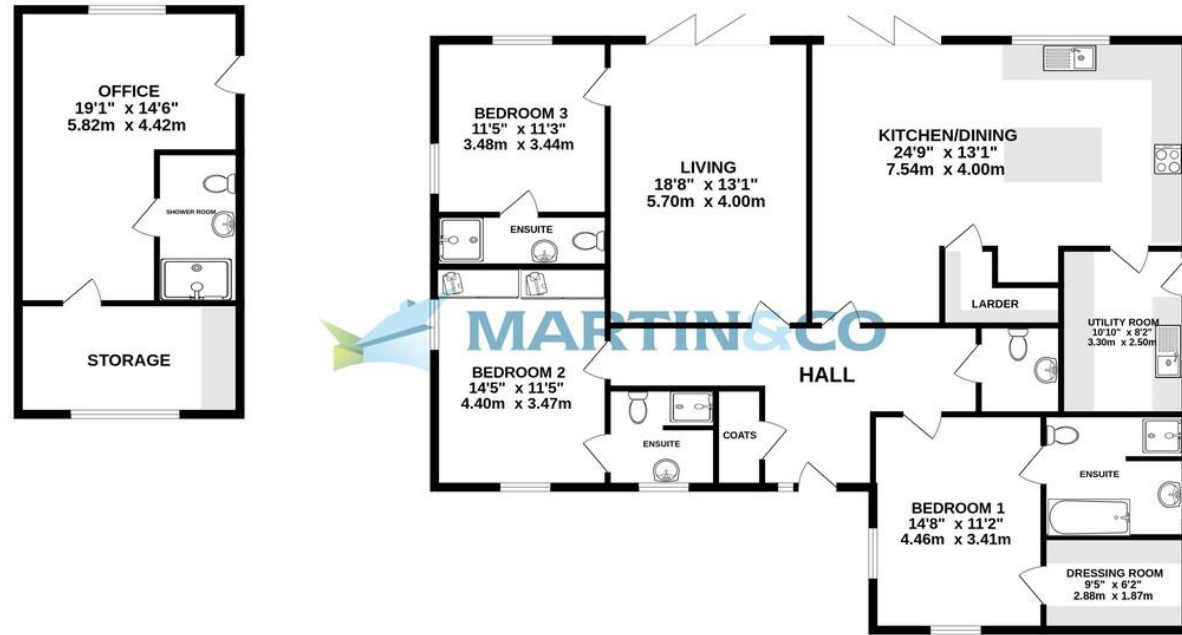


GROUND FLOOR  
2024 sq.ft. (188.1 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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. Made with Metropix ©2024

**FOR SALE**



**Martin & Co Basingstoke**  
 26 London Street • Basingstoke • RG21 7PG  
 T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

**01256-859960**



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



**North Waltham**

**3 Bedrooms, 4 Bathroom, Detached Bungalow**

**Asking Price Of £830,000**





## North Waltham

Asking Price Of £830,000

- Stunning Rural Location
- Breathtaking Views
- Three Bedrooms with En-Suites
- Wonderful Open Plan Kitchen/Breakfast Room
- Large Lounge
- Built to Exceptional Standards
- Solar Panels

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A rare opportunity to purchase a stunning three bedroom bungalow, located in the beautiful and sought after village of North Waltham. Built to exacting standards by the current owners in 2018, the property is beautifully presented throughout and benefits from solar panels and air source pump underfloor heating.

With breathtaking views over open countryside, viewing is highly recommended.

ENTRANCE HALL Wood effect flooring, coat cupboard, underfloor heating and loft access.

KITCHEN/BREAKFAST ROOM 24' 8" x 13' 1" (7.54m x 4.0m) A stunning open plan kitchen/breakfast room with views over the garden and open countryside, and frameless glass curtain doors to the garden.

The kitchen comprises a range of eye and base level storage units with quartz work surfaces, integrated NEFF appliances including a five ring induction hob, two integrated ovens, warming drawer, integrated microwave and coffee machine, dishwasher, space for an American Style fridge/freezer and walk-in larder cupboard. There is a central island with quartz work surface and integrated wine fridge, wood effect flooring and under floor heating.

There is a large breakfast area with ample room for a large dining table.

UTILITY ROOM 10' 9" x 8' 2" (3.3m x 2.5m) Side aspect window, door to the garden, a range of eye and base level storage units with rolled edge wooden work surfaces wood effect flooring and underfloor heating.

LIVING ROOM 18' 8" x 13' 1" (5.7m x 4.0m) Sharing the views with the kitchen, the living room has views over the garden and open countryside, and frameless glass curtain doors to the garden, carpet, underfloor heating and a door to Bedroom Three.



BEDROOM ONE 14' 7" x 11' 2" (4.46m x 3.41m) Front and side aspect windows, carpet, underfloor heating and walk-in dressing room with fitted clothing storage.

EN-SUITE BATHROOM 9' 4" x 8' 0" (2.85m x 2.46m) Side aspect window, large free-standing bath, wash hand basin in fitted vanity unit, walk-in shower, low-level WC, tiled floor and underfloor heating.

BEDROOM TWO 14' 5" x 11' 4" (4.4m x 3.47m) Front and side aspect windows, fitted wardrobes, carpet and underfloor heating.

EN-SUITE SHOWER ROOM 7' 1" x 6' 5" (2.17m x 1.97m) Front aspect window, walk-in shower, low-level WC, wash hand basin in fitted vanity unit, tiled floor and underfloor heating.

BEDROOM THREE 11' 5" x 11' 3" (3.48m x 3.44m) Rear and side aspect windows, carpet and underfloor heating.

EN-SUITE SHOWER ROOM 11' 4" x 3' 3" (3.46m x 1.0m) Walk-in shower, low-level WC, wash hand basin in fitted vanity unit, tiled floor and underfloor heating.

CLOAKROOM 5' 10" x 5' 0" (1.79m x 1.54m) Low-level WC, wash hand basin in fitted vanity unit, wood effect flooring and under floor heating.

OFFICE / GARAGE 19' 1" x 21' 9" (5.82m x 6.65m) The current owners have re-purposed the garage to act as an office and a storage area.

The office has it's own entrance from the garden, with rear aspect window, laminate flooring, underfloor electric heating, a door to the storage area, and a door to the shower room.



SHOWER ROOM Shower cubicle, low-level WC, wash hand basin and laminate flooring.

STORAGE AREA The storage area retains the original electric roller door, with a stud wall between the office and the storage area, so the garage could be reinstated if required. There are fitted kitchen cabinets to one side with the controls for the solar panels. The solar panels are fitted to the South and West sides of the garage roof, making them invisible from the front of the property.

OUTSIDE To the rear of the property, there is a good-sized garden, with large patio area adjacent to the property, and side access to the front of the property. There is a small ornamental pond.

Beyond the garden, there are breathtaking views Westerly over open countryside.

To the front of the garage, there is ample parking for several cars.

### MATERIAL INFORMATION

Council Tax Band: F  
EPC Rating: B  
Tenure: Freehold  
Mains Electric with Solar Panels and Air Source Pump Heating  
Mains Water  
No Gas

