

TO LET



The Laurels, Basingstoke, RG21 4JP

4 Bedrooms, 2 Bathrooms, Detached House

£2,250 pcm





South View

4 Bedrooms, 2 Bathrooms

£2,250 pcm

Date available: 29th July 2026

Deposit: £2,596

Unfurnished

Council Tax band: E

- 4 Bedroom Detached Family Home
- Private Cul-De-Sac Position
- Refitted Kitchen/Breakfast Room
- Quartz Work Surfaces
- Spacious Living And Dining Area
- En Suite To Principal Bedroom
- Stunning Split-Level Bedroom
- Town Centre Location
- Driveway Parking
- Garage
- EV Charger

Rarely available detached family home tucked away within a private cul-de-sac close to Basingstoke town centre and railway station. Beautifully refitted throughout with stunning kitchen/breakfast room, impressive split-level bedroom, landscaped garden, garage and ample driveway parking.

ENTRANCE HALL The property is accessed via a modern composite front door with decorative glazed inserts opening into a spacious central hallway finished with contemporary large-format tiled flooring which continues through much of the ground floor accommodation. The hallway provides access to the principal ground floor rooms, staircase to the first floor and several useful under-stairs storage cupboards offering excellent practical storage for coats, shoes and household items. Neutral décor and natural light from the glazed entrance door help create a bright and welcoming first impression.

BATHROOM The ground floor bathroom has been refitted with a contemporary white suite comprising a freestanding bath, concealed cistern WC and vanity wash hand basin with storage below. The room features decorative part tiled walls, modern chrome fittings, heated towel radiator and continuation of the large-format tiled flooring from the hallway. A frosted front aspect window provides natural light whilst recessed ceiling lighting and fitted extractor fan complete the space.

KITCHEN/DINING ROOM 18' 9" x 9' 9" (5.72m x 2.97m) This beautifully refitted kitchen/breakfast room features a comprehensive range of contemporary shaker-style wall and base units with Quartz work surfaces and matching upstands. A substantial central breakfast island provides additional preparation space and informal seating, whilst integrated appliances include twin AEG ovens, five ring gas hob with angled extractor hood, dishwasher, washing machine, tumble dryer, under counter wine fridge and fridge/freezer. Further benefits include a ceramic Butler sink with mixer tap, under cabinet lighting, recessed ceiling





spotlights, vertical contemporary radiator and large-format tiled flooring. A front aspect bay window provides excellent natural light and overlooks the driveway, whilst double doors open directly into the living space creating an excellent open-plan entertaining layout.

LIVING ROOM 21' 1" x 15' 8" (6.43m x 4.78m) This impressive open-plan dining and living space enjoys an abundance of natural light via multiple windows and French doors opening directly onto the rear garden and patio. The dining area comfortably accommodates a large family table and benefits from large-format porcelain tiled flooring, contemporary radiators and fitted Roman blinds. The living space features a stylish inset gas fireplace with stone surround, bespoke fitted storage cupboards and display units, together with pleasant rear garden views. Further benefits include double doors connecting to the kitchen/breakfast room, creating an excellent flow for modern family living and entertaining.

BEDROOM 3 11' 7" x 10' 8" (3.53m x 3.25m) A well-proportioned double bedroom positioned to the front of the property, offering a pleasant outlook and ample space for freestanding furniture. The room is presented in neutral tones with fitted carpeting, creating a bright and comfortable principal bedroom. Further benefits include a large window allowing for excellent natural light, together with space for bedside cabinets and additional storage.

BEDROOM 4 12' 6" x 7' 4" (3.81m x 2.24m) This versatile rear aspect bedroom is currently utilised as a snug and home office, overlooking the attractive rear garden. The room benefits from large-format tiled flooring, recessed spotlights and a fitted Roman blind, together with ample space for a double bed if required.

Further features include bespoke fitted shelving and cabinetry, creating an ideal study or reading area, whilst the pleasant garden outlook provides an excellent sense of privacy and natural light.

FIRST FLOOR LANDING First floor landing providing access to all first floor accommodation, finished with neutral décor and fitted carpeting. Ceiling mounted lighting and smoke alarm.

BEDROOM ONE 16' 11" x 13' 3" (5.16m x 4.04m) Bedroom One is a spacious principal bedroom featuring fitted wardrobes and additional eaves storage. Rear aspect window overlooking the garden, fitted carpeting and neutral décor. Ample space for a double bed and freestanding furniture with direct access to the adjoining en suite shower room.

ENSUITE En Suite Shower Room featuring a walk in shower with glass screen, rainfall shower head and digital shower controls, wash hand basin with vanity storage below, low level WC and heated towel rail. Fully tiled walls and flooring with obscure rear aspect window and recessed ceiling spotlights.

BEDROOM 2 24' 6" x 7' 5" (7.47m x 2.26m) Bedroom Two is a stunning split level children's bedroom featuring Velux roof windows with fitted blackout blinds, recessed spot lighting and useful eaves storage. The room offers clearly defined sleeping and play areas with a bespoke staircase and integrated slide creating a unique feature space ideal for family living.



FRONT The property benefits from a substantial block paved driveway providing ample off road parking and access to the detached double garage with an electric door. Landscaped frontage with mature planting and side access gate leading to the rear garden. Additional benefits include an EV charging point, external lighting.

REAR The garden is a real feature of the property, offering a mature and exceptionally private setting with well-established planting, multiple seating areas and a strong sense of space. The covered terrace provides an ideal entertaining area overlooking the lawn, whilst the pergola walkway and carefully maintained borders create structure and character throughout.

A standout feature is the impressive climbing yellow rose to the rear elevation, complemented by shaped evergreen shrubs, established planting and a mature apple tree. The rear hedge provides excellent screening and gives the garden a peaceful, enclosed feel rarely found on more modern developments.

The garden has clearly been carefully maintained and offers distinct family-friendly zones including entertaining space, lawned areas, a children's play area and sand pit. Additional practical benefits include an external power point and covered outdoor seating area, making the space highly functional as well as visually appealing.

GARAGE 17' 10" x 8' 5" (5.44m x 2.57m) Single garage with power and light

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

KEY FACTS FOR RENTERS

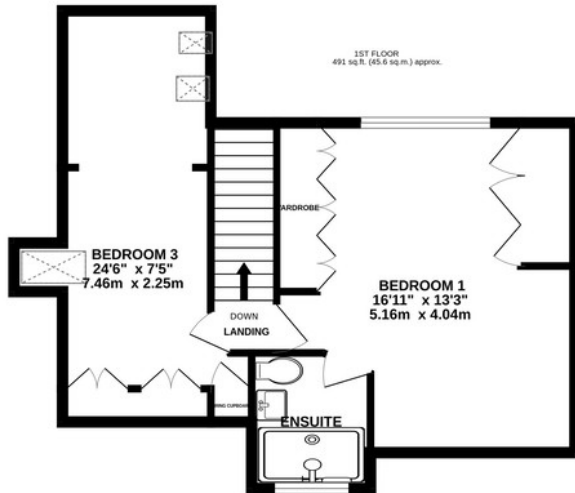
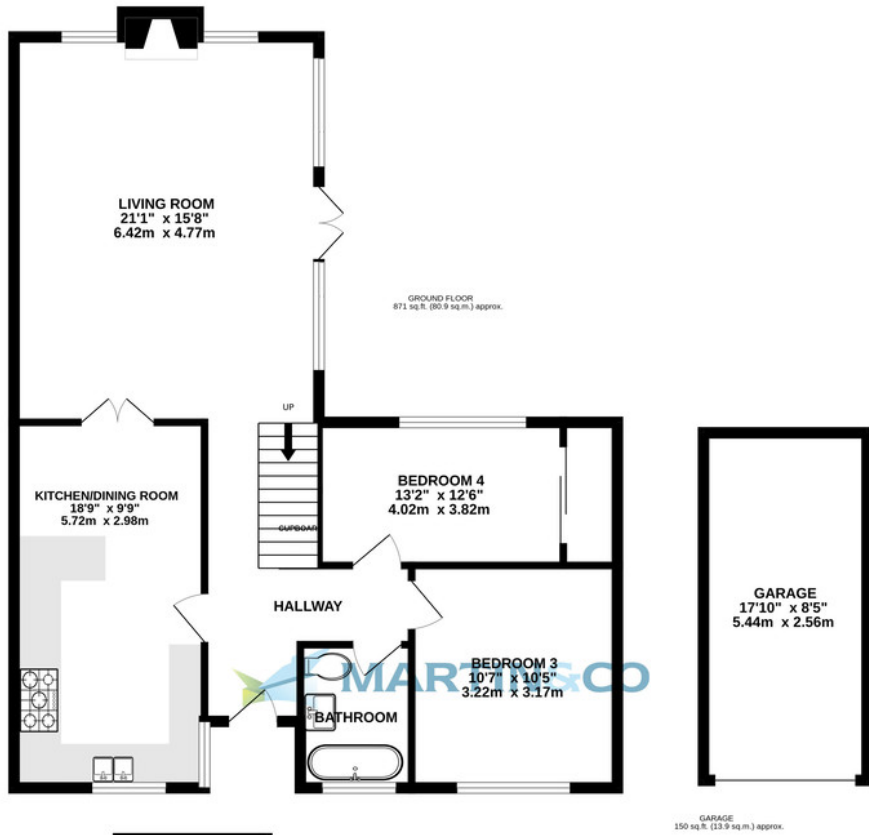
Council Tax Band: E
Basingstoke and Deane
EPC Rating: C
UNFURNISHED
Garage, Driveway and EV charger



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		







TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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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.