



## 5 WHEATSHEAF CLOSE

North Waltham, Basingstoke, Hampshire, RG25 2FH

Carter Jonas



## 5 WHEATSHEAF CLOSE, NORTH WALTHAM, BASINGSTOKE, HAMPSHIRE, RG25 2FH

- Remainder of NHBC 10 year warranty
- Gas heating via radiators
- Tiled bathroom & ensuite
- Carport and parking space
- No onward chain
- EPC rating B

### DESCRIPTION

Built in 2020/2021 and originally sold from plan, the property forms part of a select development of 11 homes, built by Cavendish & Gloucester. The composite door opens to a light and spacious entrance hall with stairs to the first floor and oak doors through to the cloakroom and kitchen. The kitchen is fitted with a modern range of wall, base and drawer units, a combination of Neff and AEG appliances and stonework surfaces. The kitchen opens through to the sitting/dining room with doors and windows onto the rear garden. On the first floor there are two double bedrooms, spacious bathroom, laundry cupboard and ensuite shower to the principal bedroom.

### OUTSIDE

On the outside the property has pedestrian access to the front and rear, the rear garden has a patio spanning the property with paved path, laid to lawn and closed by close board fencing. From the rear courtyard you have access to the carport parking with EV charging. There is also an additional parking space.

## MODERN LIVING WITH CHARACTER AND WARMTH



## LOCATION

North Waltham is a charming village just six miles southwest of Basingstoke. Dotted with attractive, chocolate box thatched cottages and traditional countryside dwellings, this appealing location is rich in wheat farmland. Open fields and winding country lanes lead to the quaint duckpond at the centre of the village with a local shop, church and primary school in close proximity.

By stepping off the beaten track and settling into the comforts of the countryside you would be forgiven for thinking you're in the middle of nowhere. Basingstoke is just 7 miles away and Winchester a mere 12 miles. Both have excellent transport links with trains running regularly across the south coast and direct to London in under an hour, or make use of the large car park and routes available at your local village station in Micheldever, just 5 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold with shared grounds/access. Annual service charge: Service charge paid every 6 months, 2023 estimate: £1025.83. Service charge review date: TBC.

**Services:** Mains water metered. Mains electricity. LPG. Gas heating via radiators. Bio Bubble drainage. Mobile phone coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>, however, all providers are predicted to have good levels of service inside this property. The highest available download speed is predicted to be 16 Mbps and the highest available upload speed is predicted to be 1 Mbps. (Current owner has Starlink to provide the fastest connections).

**Local Authority:** Basingstoke and Dean. Council Tax Band C.

**Viewing:** Strictly by appointment through the agent. Carter Jonas.







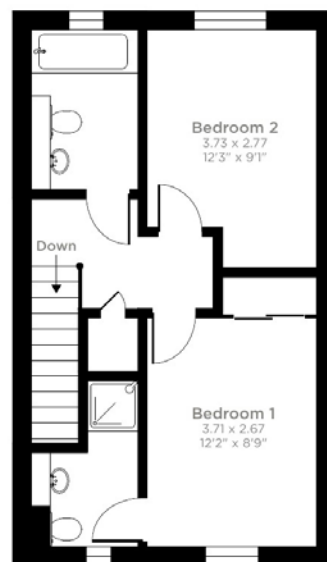
## Wheatsheaf Close, North Waltham, Basingstoke, RG25

Approximate Area = 834 sq ft / 77.5 sq m

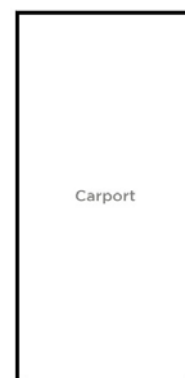
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Ground Floor



First Floor



Carport



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter Jonas. REF: 1090558



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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