



ELMSLIE

Glebe Lane, Worting, Hampshire, RG23 8QA

Carter Jonas

ELMSLIE, GLEBE LANE, WORTING, HAMPSHIRE, RG23 8QA

- Period features
- 3 bedrooms
- Sitting room
- Dining room
- Kitchen
- Breakfast room
- Boot room
- Downstairs bathroom
- Third of an acre plot

DESCRIPTION

This charming Edwardian home is situated at the end of a private no through road, in the heart of the village of Worting. The property has been well looked after and retains many character features.

Downstairs accommodation comprises a sitting room with feature fireplace and window to the front, and a dining room with fireplace, bay window and French doors opening on to the garden. To the rear of the house is a kitchen and breakfast room, with boot room and downstairs bathroom. To the first floor there are three generous bedrooms, all with fitted wardrobes, and a family bathroom. A further store and boiler room are accessed from the garden.

OUTSIDE

Externally, the gardens are a real feature of the property, extending to a third of an acre in total. Mainly laid to lawn, with well stocked borders, mature fruit trees and with a further area of garden to the rear which has been previously used as a vegetable garden. To the side of the property there is a detached, traditional timber built double garage, and a driveway with parking for several cars.

DETACHED FAMILY HOME IN PRIVATE ROAD



LOCATION

The property is situated in the village of Worting, some 2 miles to the West of Basingstoke and falls within the conservation area. In the village itself there are two Public Houses, Village hall and Church. Basingstoke offers a comprehensive range of leisure, recreational and educational facilities, and is well placed for commuting, situated just off the M3 and with a mainline railway station providing fast and frequent service to London Waterloo.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Metered mains water. Mains electric, gas and drainage. The property has the benefit of being the only house on the road with mains drainage. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Basingstoke and Deane Borough Council. Council Tax Band: F.

Agent's Note: An overage clause will be applied to the property in the event of future development. Please contact the agents for more information.

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742.



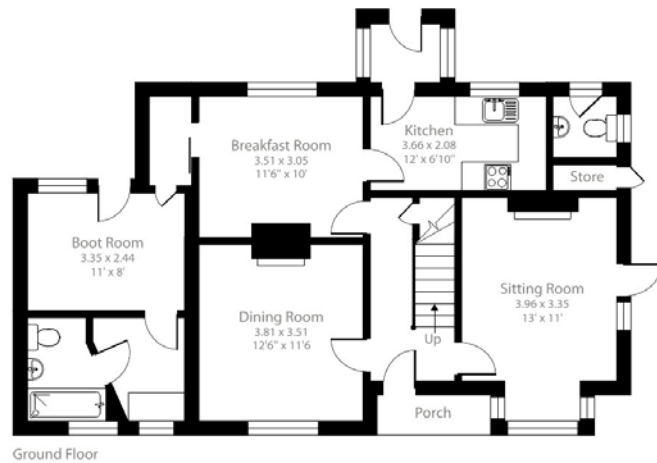
Glebe Lane, Worting, Basingstoke, RG23

Approximate Area = 1532 sq ft / 142.3 sq m (excludes garage)

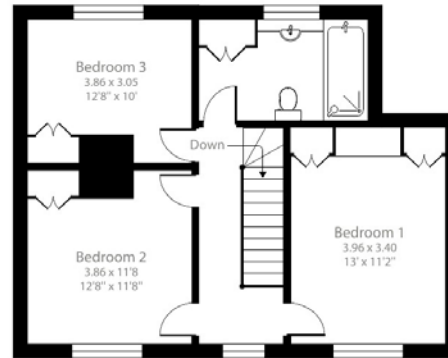
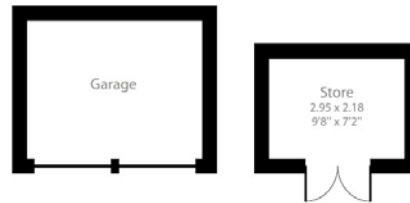
Outbuilding = 69 sq ft / 6.4 sq m

Total = 1601 sq ft / 148.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1130530



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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