



The Lodge

2 Canal Reach, Andwell, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An exceptionally well presented, balanced house offering flexible and striking accommodation

The Lodge was built in 2006 and since then our clients have refitted the kitchen, all the bathrooms and made some other improvements. There is a double garage with further off street parking and the most wonderful, long garden.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



0.3 OF AN ACRE



FREEHOLD



VILLAGE



2,785 SQ FT



**GUIDE PRICE
£1,195,000**



The property

The Lodge presents beautifully with meticulous attention to detail. Whilst only built in the last 20 years, our clients have redesigned and refitted the kitchen and all of the bath/shower rooms in recent years. The house offers a very well balanced lifestyle where the daytime, ground floor accommodation complements the generous bedroom and bathroom accommodation on the upper floors. Of particular note is a striking family room with a vaulted ceiling and cathedral style window giving far reaching views of the garden. The elegant, dual aspect sitting room has a fireplace with a gas fire and there are double doors into the garden. A sensibly shaped dining room is multi-functional and there is a study. The contemporary kitchen/breakfast room has an extensive range of integrated appliances and cabinetry and there is direct access onto the stylish, landscaped terrace and the garden beyond.

On the first floor, the principal bedroom has an aspect over the garden and benefits from a dressing room and an en suite bathroom with separate shower. There

are three further bedrooms, one with an en suite shower room, and a family bathroom all of which are of generous proportions. The second floor comprises two further double bedrooms and a shower room.

Outside

The garden extends to over quarter of an acre and is mainly lawned but there is a flagstone terrace outside the family room, sitting room and kitchen. There are various sun terraces further into the garden to take full advantage of the sun's path and there are various well stocked flower beds, mature shrubs and trees with the latter providing much privacy.

In front of the double garage, which is accessible from the house without going outside, there is driveway parking for a number of vehicles.



Location

The Lodge is part of a small courtyard style development on a private no through road in the rural hamlet of Andwell within the Parish of Mapledurwell.

The village of Mapledurwell is conveniently positioned between Odiham and the large town of Basingstoke. There is a village hall, a local pub and a nursery school in the village, while further amenities can be found in the Basingstoke suburbs of Hatch and Old Basing, including local shops, an outstanding-rated infant school and a junior school. Basingstoke town centre provides an excellent selection of shops and leisure facilities, as well as a mainline station offering direct services to London Waterloo (43 minutes). The M3 is also within easy reach, with junction six less than three miles away.

Distances

- Old Basing 2 miles
- Basingstoke 3.4 miles
- Farnham 12.0 miles

Nearby Stations

- Basingstoke
- Hook
- Winchfield

Nearby Schools

- St Marys CofE Junior School
- Old Basing Infant School
- Robert May's School
- Hook Infant School
- Lord Wandsworth College
- Wellesley Prep School
- St Neots





Floorplans

House internal area 2,785 sq ft (259 sq m)

Double garage internal area 310 sq ft (29 sq m)

Total internal area 3,095 sq ft (287 sq m)

For identification purposes only.

Directions

RG27 9QN

what3words: ///truly.truly.taken

General

Local Authority: Basingstoke and Deane

Services: Mains water, gas and electricity. Shared private sewage treatment plant believed to be compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

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