



\* No Onward Chain\* Right Choice Estate Agents are proud to present this stylish detached family home, perfectly positioned within the highly desirable area of Hounsome Fields. Designed for modern living, the property offers a generous open-plan kitchen/ dining room, living room, utility and a convenient w/c. The first floor benefits from three bedrooms the master of which has an en suite, and a family bathroom. Completing this impressive home are the advantages of a private rear garden, cabin, garage and driveway parking.

Location: Hounsome Fields is a vibrant new community of contemporary homes in Basingstoke. Set against a backdrop of green space with parks, footpaths and cycleways, Hounsome Fields combines semi-rural peace with excellent commuter links just minutes from the A30, Junction 7 of the M3 and Basingstoke station for direct services to London and beyond.

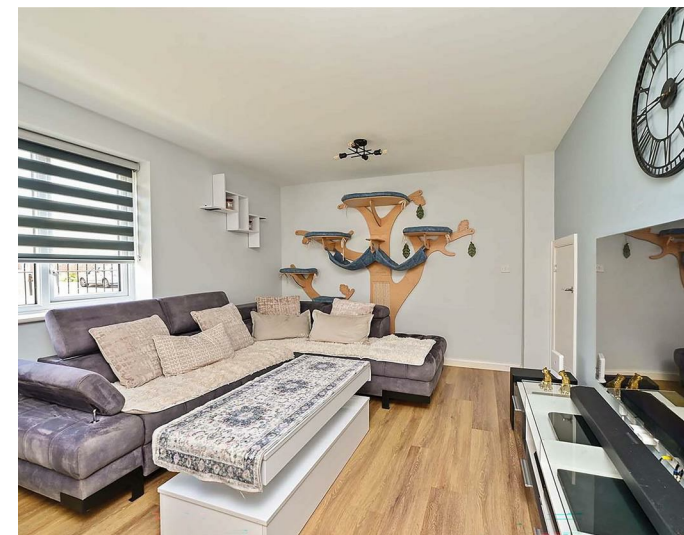
Perfect for families and professionals alike, the area benefits from nearby schools, local amenities including an on-site Tesco Express, and plans for a primary school, nursery and community hub. With easy access to shops, dining and leisure in Basingstoke town centre, this is a place to call home.

Tenure: Freehold

Estate Charge: Circa £262 per annum

Local Authority: Basingstoke & Deane Borough Council - Band E

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

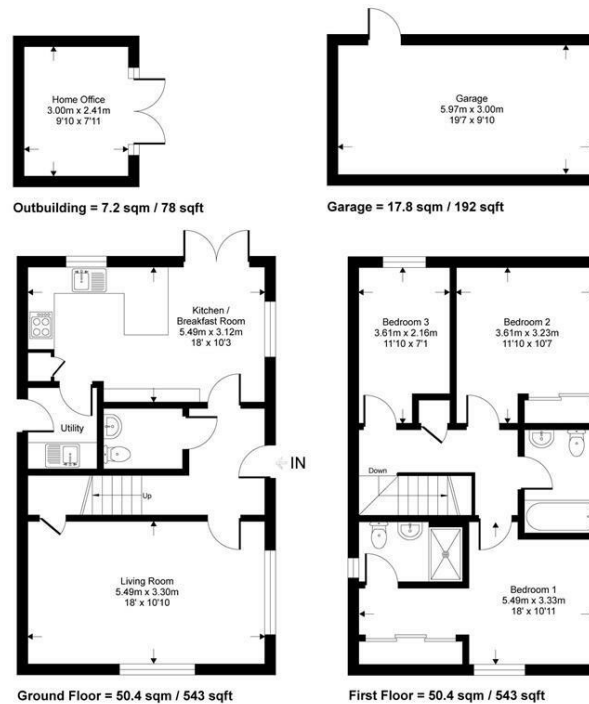




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>92</b> |
| (81-91) <b>B</b>                            | <b>82</b> |           |
| (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 & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

### Brimstone Drive

Approximate Gross Internal Area = 100.8 sq m / 1086 sq ft  
 Approximate Garage Internal Area = 17.8 sq m / 192 sq ft  
 Approximate Outbuilding Internal Area = 7.2 sq m / 78 sq ft  
 Approximate Total Internal Area = 125.8 sq m / 1356 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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