



*At home in North Waltham*

# 14 Cuckoo Close,

NORTH WALTHAM, HAMPSHIRE, RG25 2BJ

**Guide Price £375,000**

- Semi-Detached Bungalow in Cul-de-Sac Location
- Sitting Room, Dining Room and Conservatory
- Ground Floor Bedroom and Shower Room
- Loft Conversion with Study Area, Bedroom and Bathroom
- Attractive, Westerly-Facing Garden
- No Onward Chain

A really spacious semi-detached bungalow with a converted loft, located in a central position within the village. A conservatory opens to the secluded, west-facing garden. No onward chain.

Steps lead down to the property from the communal parking area. A wrought-iron gate opens onto a charming front garden. A path leads to the front door, which opens to the entrance hall, where there is an understairs cupboard and stairs to the first floor. A door opens to the sizeable sitting room, which has sliding doors to the conservatory with further doors to the garden. The kitchen has a range of units with worktops above, a Rayburn cooker which supplies the heating, spaces for appliances and a large storage cupboard. An opening goes through to the dining room, which has French doors to the garden, and a further door to the side of the property.





Off the entrance hall is the main, double bedroom, which has a view of the garden. There is a shower room off the hall, with a wc and wash hand basin, as well as a modern shower enclosure.

At the top of the stairs is a study/hobbies area. A door opens to a double bedroom in the eaves, with storage cupboards/wardrobes and a bathroom, with wc and wash hand basin.

A path to the side of the property leads to the rear garden, which enjoys a sunny, westerly-facing aspect. A paved seating terrace adjoins the rear of the property, and a path leads across the lawned garden to a wooden arbour. A further path leads to a garden shed, which is screened from the garden by wooden panelling.

North Waltham is a popular village centred around a traditional duck pond with a church, well regarded primary school, public house and village shop and has easy access to Junction 7 M3 Motorway, which is within two miles. More extensive leisure, recreational and educational facilities can be found in nearby Basingstoke & Winchester.

### **SERVICES**

We understand the property benefits from Mains Water, Electric and drainage. The heating is oil fired.

### **LOCAL AUTHORITY INFORMATION**

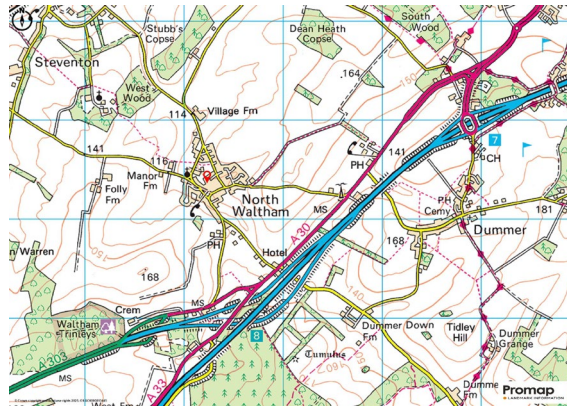
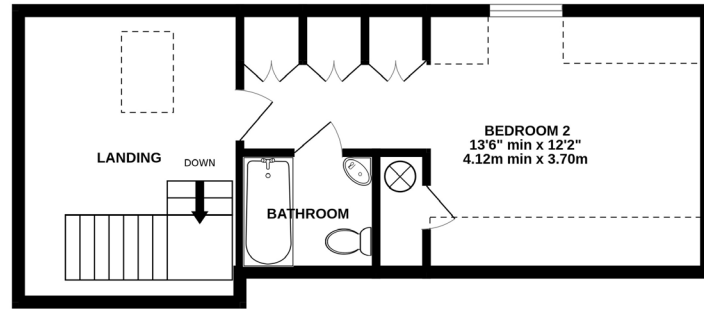
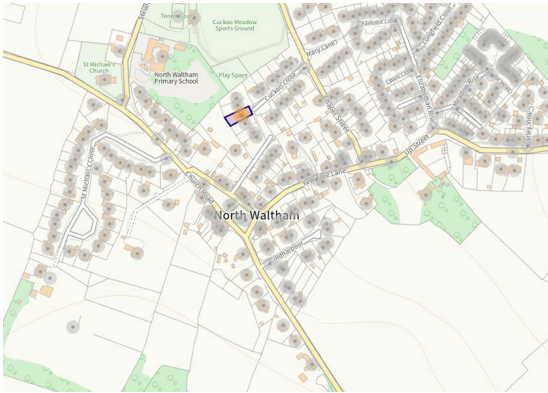
Basingstoke and Deane Borough Council  
Council Tax Band: D

### **DIRECTIONS**

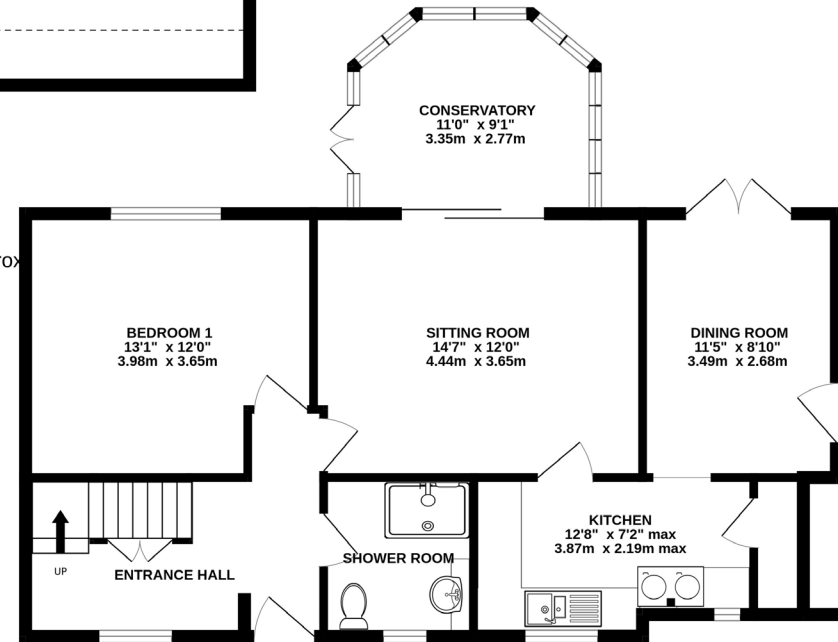
Heading from Basingstoke along Winchester Road/A30 at the Hatch Warren Roundabout, take the 2nd exit to remain on the Winchester Road/A30 and, at the next roundabout, take the 1st exit. After 500 yards take the slight right to the A30, Turn right onto Maidenhorn Lane, continuing to Up Street, then take the first right onto Chapel Street. Cuckoo Close is the first road on the left, and number 14 is located at the end of the close.

What3words location ref: [///footballers.twinge.nation](https://www.what3words.com/?w3w=///footballers.twinge.nation)





**GROUND FLOOR**  
779 sq.ft. (72.3 sq.m.) approx



**TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            | <b>77</b> |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | <b>52</b> |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>England &amp; Wales</b>                  |           |
| EU Directive 2002/91/EC                     |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

