

Beechbank, Lake Road, DEEPCUT, Surrey. GU16 6RD.



£695,000 Freehold



This unique detached bungalow has a beautiful landscaped garden that offers a 60' mooring on the Basingstoke Canal. The property also offers a great deal of flexibility as the annexe (currently producing £10,200 pa) can be used as such or incorporated into the main house and sub-divided to give further bedroom/reception rooms. The current accommodation comprises of a 20' living room with fireplace utilising a wood burner, a dual purpose conservatory/office overlooking the garden and canal, three bedrooms (one with an en-suite shower room), a family bathroom and a 15'9 x 14' kitchen which has access to both the garden and the front of the property. The annexe offers an open plan living/sleeping space as well as a fitted kitchen and shower room.

The garden has a patio area with steps down the private lawn which also offers a tranquil spot with a pond. There is a summerhouse and steps down to a terrace overlooking the canal and further steps down to the 60' mooring. The wide frontage is laid to shingle and offers off road parking for up to 6 vehicles and access to the property via the front door and a side door to the kitchen.

The property is offered with No Onward Chain. EPC: D

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	80
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
79	60
EU Directive 2002/91/EC	



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Entrance & Hallway

Part-glazed front door to lobby, door to Annexe, half glazed door to hallway. Front aspect full height window, door to shelved storage cupboard, door to storage with hanging rail, door to airing cupboard with hot water storage tank and wood shelving, hardwood flooring.

Living Room

20' 0" x 12' 8" (6.10m x 3.86m) Rear aspect sliding patio doors, hardwood flooring, marble fireplace with wood burner, wall mounted radiator, double glazed doors to:

Conservatory/Office

15' 0" x 10' 2" (4.57m x 3.10m) Side aspect doors to patio, tiled flooring, ceiling fan light.

Kitchen

14' 0" x 15' 9" (4.27m x 4.80m) Rear aspect French doors to patio with side window, frosted glazed door to front aspect, riven tiled floors, a wide range of cream kitchen units with granite work surfaces, stainless steel range style cooker with five ring gas hob, double ovens, space and plumbing for an American style fridge/freezer, space and plumbing for a washing machine and space and plumbing for a slimline dishwasher, ceramic sink with drainer, ceiling inset spotlights, upright wall mounted radiator.

Bedroom 1

12' 4" x 11' 9" (3.76m x 3.58m) Front aspect bayed window, side aspect window, wood flooring, central ceiling light.

Bedroom 2

11' 1" x 9' 3" (3.38m x 2.82m) Front aspect bayed window, central ceiling light, wood flooring, double doors to built-in wardrobe, door to: EN SUITE - Side aspect frosted window, enclosed shower cubicle with tiled walls and a folding glazed panel door, hand wash basin in vanity unit with storage beneath, concealed cistern wc, tiled floor, part tiled walls.

Bedroom 3

8' 0" x 9' 3" (2.44m x 2.82m) Side aspect window, double doors to storage cupboard, 3 inset ceiling spotlights, wood flooring.

Bathroom

Two side aspect frosted windows, bath with tiled side and splash backs and an integral shower over with glazed shower screen, hand wash basin in vanity unit with storage beneath, free standing designer wc, tiled floor, wall mounted heated towel rail, part tiled walls, 3 inset ceiling spotlights.

Studio/Annexe

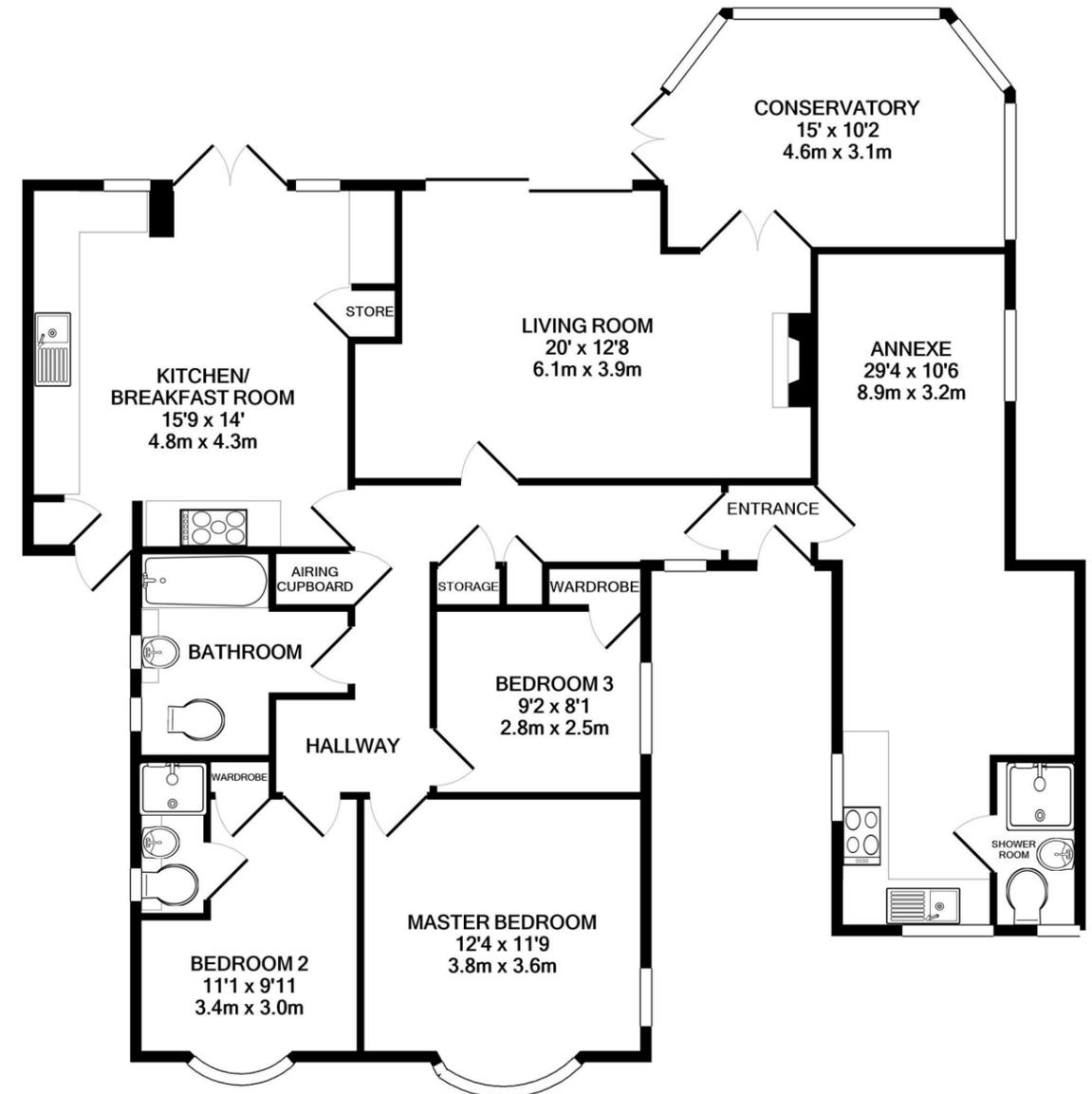
10' 6" x 29' 4" (3.20m x 8.94m) Large flexible space for living and sleeping accommodation, front and side aspect windows, kitchen comprising two wall and three base cupboards with work surfaces above, stainless steel sink with mixer tap and drainer, stainless steel single oven, stainless steel four ring electric hob with stainless steel extractor hood above, space and plumbing for washing machine, space for under worktop fridge/freezer, tiled splash backs, wood flooring, wall mounted radiator, side aspect window in sleeping area, door to: SHOWER ROOM - Enclosed shower cubicle with wall mounted shower, tiled walls and sliding glazed door, pedestal hand wash basin, low level wc, tiled floor, part tiled walls.

Rear Garden

A stunning landscaped garden with paved patio, steps leading down to a lawned area with a feature pond, a wide variety of specimen trees and shrubs laid out to provide summer colour and privacy. The lawn is bounded by a dry stone wall divided by the patio steps and has wooden railings to the canal side. There is a wood framed summerhouse for storage. A wooden gate alongside gives access to steps leading down to a wooden terrace providing views over the Basingstoke canal and further steps lead down to a mooring of approx. 60' which allows for vessels suitable for the waterway.

Front garden

Bordered by a wood fence and gate to the front and hedges to both sides, the graveled area provides parking for several vehicles.



TOTAL APPROX. FLOOR AREA 1435 SQ.FT. (133.3 SQ.M.)

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. 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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