



Dallas

Chequers Lane | Eversley | Hook | RG27 0NY

Offers Over £500,000 Freehold

Waterfords W
Residential Sales & Lettings

Dallas

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Hook | RG27 0NY

Offers Over £500,000

A character double fronted, detached bungalow with views, cosy sitting room with views, large loft with views and potential to enlarge, driveway, garden office and a garage.

- Great views over fields to the front
- Cosy sitting room with wood burner
- Conservatory and 2nd reception/occ. 3rd bedroom
- Lots of off road parking and garage
- Council Tax Band E
- Boarded and painted loft area with views
- Principal bedroom with views
- Insulated and double glazed garden office
- Landscaped rear garden

Outside

The property is approached via a pea shingled driveway where there is off road parking for a number of cars and leads down the side of the property to the rear garden where there is a detached garage with power and light. The front garden is enclosed by dwarf walling allowing for the fine views over the fields to the front and by established hedging plus there are some ornamental trees. There is good width down the other side as well where there is room for a garden shed etc. The rear garden has been designed for ease of maintenance with artificial grass edged with sleeper timber seating and there is a large decking area adjacent to a garden room which is insulated making it an ideal work from home office or hobby room.



AVAILABLE FOR
IMMEDIATE
VIEWING VIA
WATERFORDS!!



Description

A rarely available detached double bay fronted bungalow in sought after Chequers Lane overlooking fields to the front. Dallas was built in the 1930's and benefits from an unusually large loft area with a high ridge. Although the loft is not a formal room with just a loft ladder for access it has been boarded out to the joists and the rafters and painted. The front aspect window allows for superb first floor views and natural light. On the ground floor there is an entrance porch with quarry tiled flooring and glazed door to the entrance hall with wood effect flooring, access to other loft with a pull down folding wooden loft ladder. There is a cosy sitting room with walk in bay with lovely views and a brick fireplace with a recently added wood burner flanked with book shelving. The dining room is currently used as a bedroom but would also make a good sized dining room. Currently the owners use the double glazed conservatory as a dining room come playroom. The kitchen is fitted with a range of units plus there is a walk in larder. There is a built in oven and hob plus room for an American style fridge/freezer and several other appliances. The principal bedroom is bay fronted with delightful views and the second bedroom makes a good double and there is a modern bathroom with a fitted shower over the bath, tiled walls, a low level wc and a vanity unit with hand basin. There is also uPVC double glazing and electric night storage heating.

Location

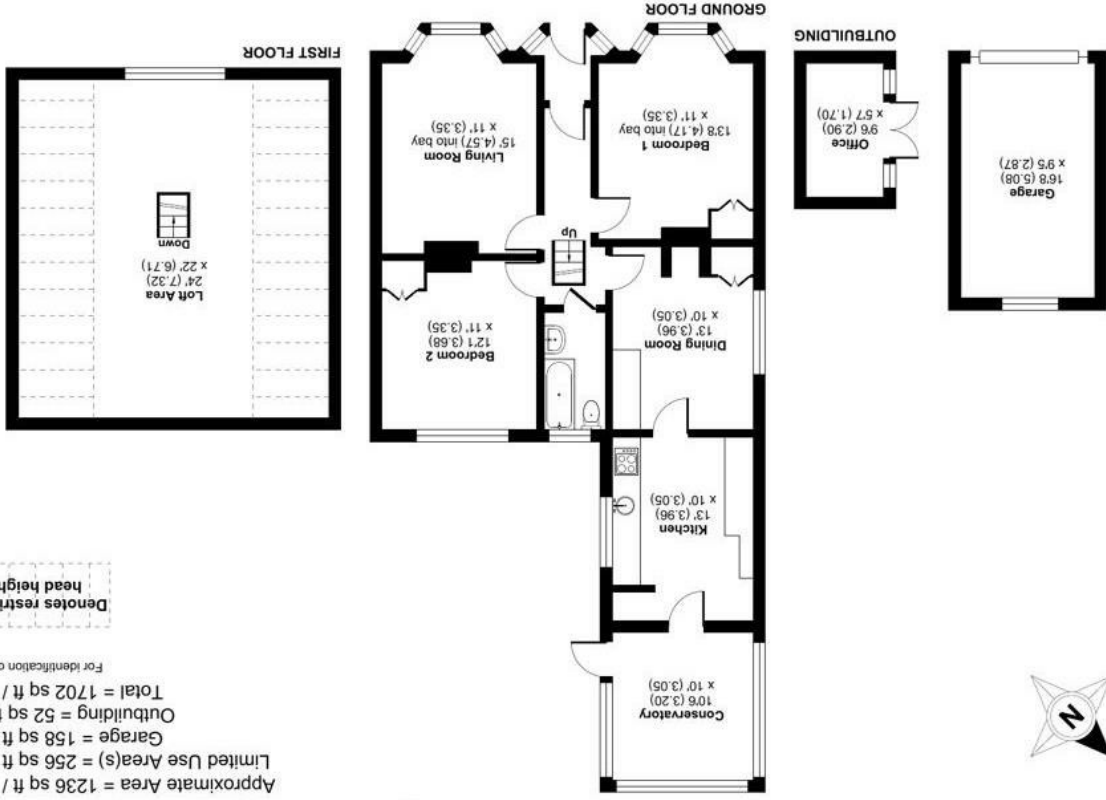
The property enjoys a sought after location in one of Eversley's most sought after roads overlooking fields to the front. There is miles of excellent walking and riding countryside close by including Bramshill Forest. Waitrose is about half a mile and local schools are within a short drive including the highly regarded Charles Kingsley school and St Neots school. There are a number of excellent restaurants and public houses nearby. Eversley has a charming village atmosphere with its cricket ground adding to the setting. Eversley Sports Association offers excellent opportunities for hockey, football, and cricket – with 2 pitches and dedicated indoor facilities. The towns of Wokingham, Camberley, Reading and Basingstoke are within a short drive and offer excellent shopping and recreational facilities. The M3, A30, A33 and M4 are a short drive. Nearby Crowthorne station serves links to Reading and Gatwick Airport.

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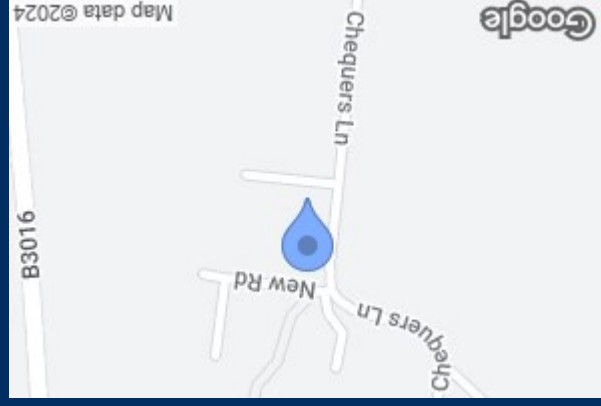
Approximate Area = 1236 sq ft / 114.8 sq m
 Limited Use Area(s) = 256 sq ft / 23.7 sq m
 Garage = 158 sq ft / 14.6 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1702 sq ft / 157.9 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (INCORPORATING INTERNATIONAL PROPERTY MEASUREMENT STANDARDS (IPMS2 RESIDENTIAL)). © hcthcorm 2023.
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 Waterfords
 Licensed Sales & Leasing



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| G | A |
| F | B |
| E | C |
| D | D |
| C | E |
| B | F |
| A | G |

EU Directive 2002/91/EC
 Not energy efficient - higher running costs
 Very energy efficient - lower running costs

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