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Merrydown Lane, Chineham, Basingstoke

Guide price £750,000

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## Key Features

- > Cul-de-sac location
- > Large Front Drive and Car port
  - > Multi-use property
- > Potential to have an Annex
  - > 4 Bedrooms
- > Close to amenities
- > Tenure: Freehold
- > EPC rating D



This property offers a blend of unique character, space, and flexibility. Located in a quiet cul-de-sac, this former cattery has been thoughtfully used as a residential as well as classroom/teaching facility. With its unique layout and adequate storage, this property offers adaptability and the freedom to create a very unique lifestyle.

This home features four bedrooms, providing comfortable space for the whole family or guests. Whether you need a dedicated home office or a room for your hobbies/storage there is plenty of room to make it fit your needs. There are also two modern bathrooms with fixtures and fittings. The Kitchen and downstairs bathroom both benefit from underfloor heating.



A conservatory allows you to enjoy the beauty of the outdoors all year round, with fitted central heating making the room useable throughout the winter months. The dining room is ideal for gatherings, special occasions and entertaining. The living room/snug is a cosy room for all.

The property also features a versatile kitchenet upstairs. One of the unique aspects of this property is its flexible living potential. You have the option to turn one half of the house into a separate annex, perfect for extended family or rental income.

For your vehicles, there is a convenient car porch and ample parking for all your guests or collection of cars.

The mature landscaped garden, located to the front of the property, is ideal for keen gardeners or has potential to be converted to further parking, laid lawn or artificial grass depending on your requirements.

Whether you're looking for a spacious family home, the potential for rental income, space to work from home or the ability to create your own unique living space, this property offers it all.

Located in a peaceful Cul-de-sac, yet conveniently accessible to local amenities, schools, and transportation links.

Contact us today to arrange a viewing.





**Council: Basingstoke & Deane**

**Council Tax Band: E**

**Tenure: Freehold**

**EPC: D**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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