



Selbon

Residential sales & lettings

Chalky Lane, Dogmersfield, Hook,
Hampshire, RG27 8TG

Offers over £475,000 Freehold



01252 979300
Selbonproperty.co.uk

- NO ONWARD CHAIN
- Three Bedrooms
- Utility Room & Cloakroom
- Bedroom One (first floor) & Bathroom
- 23ft. Garage & Driveway Parking
- Semi-Detached Chalet Bungalow
- Kitchen, Dining Room & Living Room
- Downstairs Shower Room
- Enclosed Front Garden & Rear Courtyard
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached chalet bungalow, ideally situated in the popular village of Dogmersfield.

The property is currently in the school catchment areas for Dogmersfield School and Calthorpe Park Secondary School. There are also a variety of private schools including; St Nicholas School, Hurst Lodge School, Sherfield School, Yateley Manor and Farnborough Hill to name a few.

On entering the property you are welcomed into a hallway with cloakroom. The living room features a log burning stove, French doors to the courtyard and stairs to the first floor. Further ground floor accommodation includes; dining room, kitchen, utility room, two bedrooms and a shower room.

The kitchen is fitted with a range of eye and base level cupboard and drawer units with roll top work surfaces. Inset one and a half bowl sink, built-in appliances include; dishwasher, Range cooker and extractor hood over. The utility room has space for a washing machine and tumble dryer, built-in cupboards (one housing boiler) and a door to the courtyard.

To the first floor is the principle bedroom with built-in wardrobes and a bathroom with white suite.

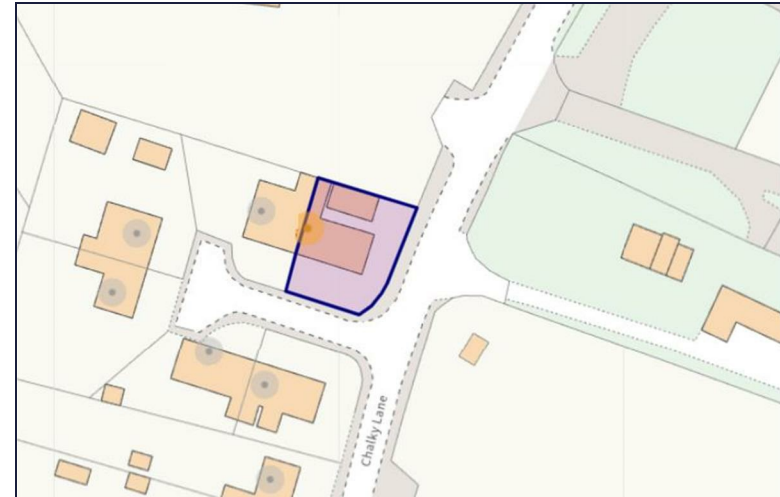
Externally the courtyard garden measures approximately 27ft. with log store, gate leading to the front and further gate leading to shed storage and courtesy door to the garage.

To the side and front of the property is a an area of lawn with patio area and planting. The property is enclosed by evergreen borders.

Driveway parking leads to a garage measuring 23ft. in length.

Offering excellent links by both rail and transport the property is located approximately 3.5 miles from Junction 5 of the M3 motorway. Winchfield train station is 4 miles distant, whilst Fleet train station is 5 miles away, both offering trains to London Waterloo.

Dogmersfield, a charming village nestled between Odiham, Winchfield, and Crondall, is renowned for its exquisite country hotel, The Four Seasons.











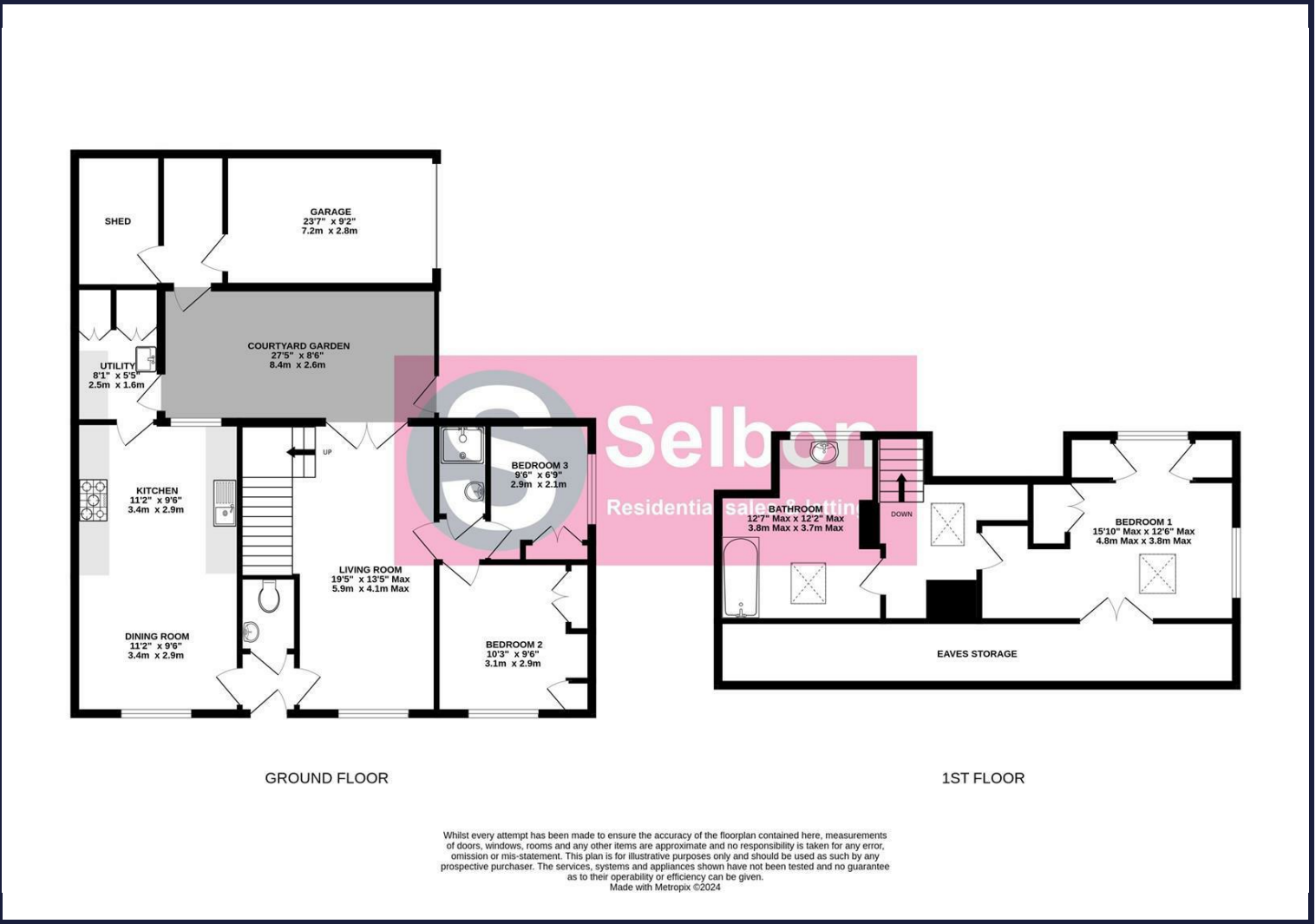




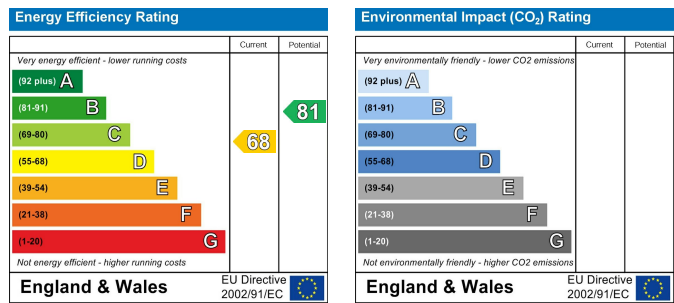
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CHALKY LANE

Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: C

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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