



Connells

Maynards Wood
Chineham, Basingstoke



Property Description

Offered to the market with no onward chain, is this picturesque detached family home. The ground floor features an entrance hall, lounge with bay window, dining room, kitchen breakfast room and cloakroom. The upstairs comprises four bedrooms, an en-suite to the principal bedroom and a family bathroom. The property also benefits from a charming front garden, a very well-kept rear garden, driveway parking and an integral garage.

Situated in Chineham in a quiet cul-de-sac, the property benefits from being next to Chineham Shopping Centre, offering a variety of shops, supermarkets, cafes and a library. There are lots of primary schools and nurseries within the local area making it the perfect location for a family home. The Binfields Woodland Park is just over half a mile away and slightly further is The Vyne National Trust, approximately two and a half miles away, providing lots of opportunity for walks and fresh air. Basingstoke's Town Centre houses the Festival Place shopping centre, Bus Station and Train Station with a direct line to London Waterloo. There are bus stops close by offering routes into Town and across Basingstoke. The A339 to Newbury, A33 to Reading and the M3 are easily accessible via car, providing many travel and commuting options.

Agent's Note - 'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.'



Entrance Hall

Stairs to first floor and doors to:

Cloakroom

Low level WC, pedestal wash hand basin and double glazed frosted window to side aspect.

Lounge

16' max x 11' 8" max (4.88m max x 3.56m max)

Double glazed bay window to front aspect, gas fireplace and double doors to:

Dining Room

14' 4" max x 9' 7" max (4.37m max x 2.92m max)

Two double glazed windows to rear aspect, door to rear garden and under stair storage cupboard.

Kitchen Breakfast Room

16' 6" max x 8' 9" max (5.03m max x 2.67m max)

Work surfaces with cupboards and drawers under and cupboards over, sink with drain and mixer tap, fitted four ring gas hob with double oven under and extractor hood over, integrated fridge freezer, integrated dishwasher, washing machine, two double glazed windows to rear aspect and door to rear garden.

First Floor Landing

Access to loft, airing cupboard and doors to:

Bedroom One

12' 11" max x 11' 1" max (3.94m max x 3.38m max)

Double glazed window to rear aspect, built in wardrobe and door to:

En-Suite

Walk in shower cubicle, low level WC, pedestal wash hand basin and double glazed frosted window to rear aspect.

Bedroom Two

14' 9" max x 8' 8" max (4.50m max x 2.64m max)

Double glazed window to rear aspect, double glazed window to side aspect and built in wardrobe.

Bedroom Three

11' max x 8' 1" max (3.35m max x 2.46m max)

Double glazed window to front aspect and built in wardrobe.

Bedroom Four

11' max x 7' 1" max (3.35m max x 2.16m max)

Double glazed window to front aspect and built in wardrobe.

Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin and double glazed frosted window to front aspect.

Outside

Front Garden

Laid to lawn with shrubs and a tree.

Rear Garden

Part patio with remainder laid to lawn, matured trees and shrubs, timber built shed and wood panel fence enclosed with gate for front access.

Parking

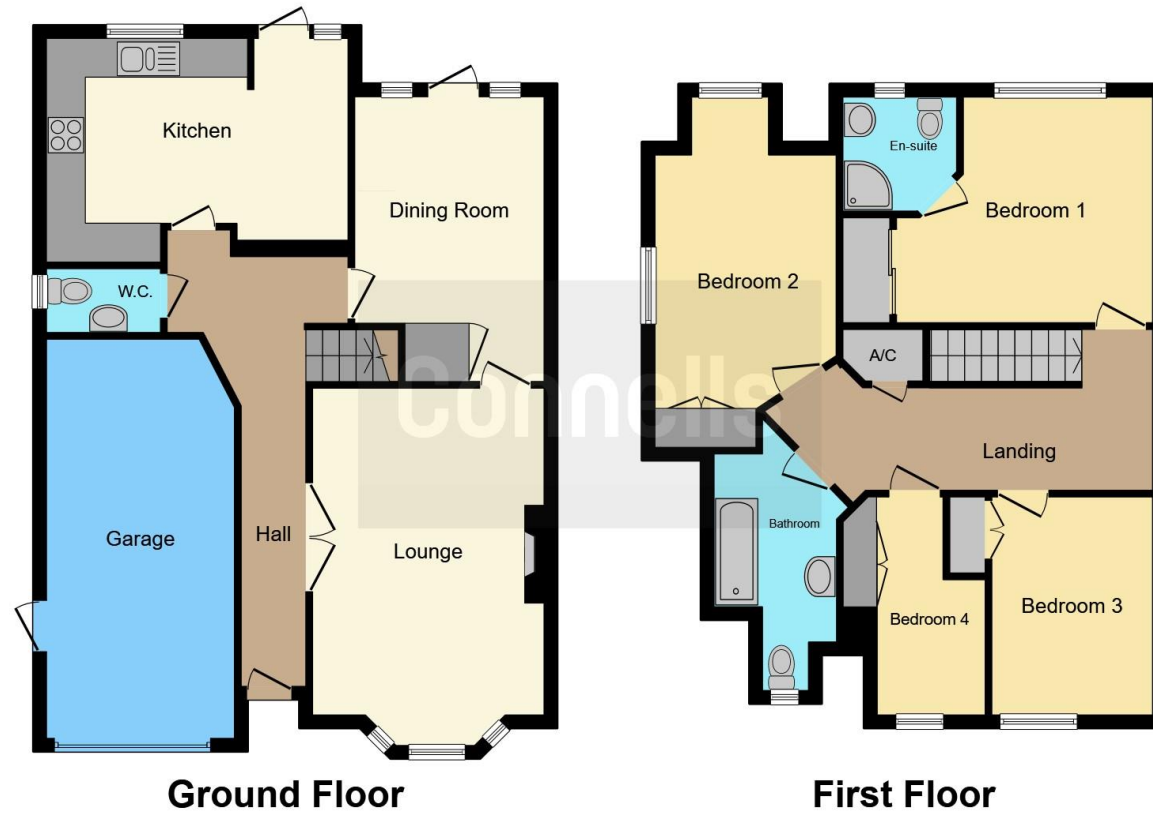
The property benefits from driveway parking.

Garage

18' 1" max x 8' 7" max (5.51m max x 2.62m max)

Up and over door with power and light.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BTK313161

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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