



**Connells**

Richards Field  
Chineham Basingstoke



# Richards Field Chineham Basingstoke RG24 8JY

for sale  
**£365,000**



## Property Description

Situated in Chineham, just off the A33, the local area houses a Library, Post Office, Primary School, and the Chineham Shopping Centre which houses a variety of supermarkets, retail shops and takeaway services. The property benefits from being close to the Binfields Woodland Park, Basing Wood and The Vyne National Trust providing opportunity for walks and fresh air. There are bus stops which have regular services into Basingstoke Town Centre and there is easy access to the A339 to Newbury, A33 to Reading and the M3 via car, providing many travel and commuting options.

## Entrance Hall

Double glazed front panel front door, stairs to first floor, doors to:

## Cloakroom

Low level WC, pedestal wash hand basin, fully tiled floor, double glazed frosted window to front aspect

## Lounge/Diner

14' 9" x 10' 10" (max) ( 4.50m x 3.30m (max)  
Double glazed french doors to rear garden, double glazed window to rear aspect, under stairs storage cupboard

## Kitchen

11' 5" x 7' 9" ( 3.48m x 2.36m )

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drain and mixer tap, double glazed window to front aspect, fitted four ring gas hob with electric double oven under and hood over, breakfast bar, fully tiled floor, partly tiled walls, space for washing machine, space for dishwasher, space for upright fridge freezer, cupboard housing gas boiler

## Upstairs

## Landing

Airing cupboard, loft access, double glazed frosted window to side aspect, doors to:

## Bedroom One

11' 2" x 10' 2" (not into recess) ( 3.40m x 3.10m (not into recess)

Two double glazed window to front aspect, double wardrobe

## Bedroom Two

12' 4" x 8' 11" (into recess) ( 3.76m x 2.72m (into recess)

Double glazed window to rear aspect

## Bathroom

Panel enclosed bath with mixer tap and shower attachments, low level WC, pedestal wash hand basin, part tiled walls, double glazed frosted window to rear aspect

## Outside

### Rear Garden

The rear garden extends to the side of the property and comprises part patio and part lawn, fully enclosed, gate for side access

### Garage

The garage can be found to the rear of the property with an electric up and over door, power and light



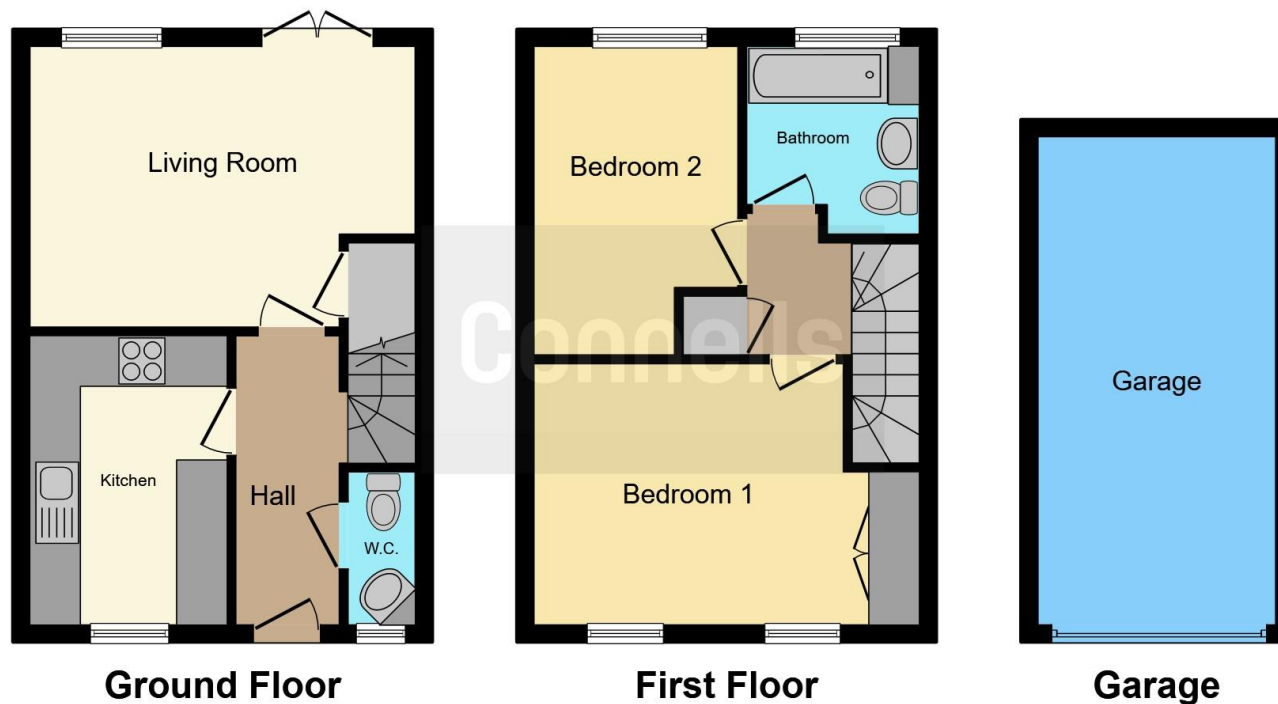












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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