



Connells

Larkfield
Chineham Basingstoke

Larkfield Chineham Basingstoke RG24 8UE

for sale offers in excess of
£435,000



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

Single cupboard, stairs to first floor, opening to and doors to:

Utility Area

11' 5" (max) x 7' 6" (max) (3.48m (max) x 2.29m (max))

Ample storage space, power, electric and water, space for fridge-freezer, space for washing machine, work surfaces.

Cloakroom

Low level WC, vanity wash hand basin, heated towel rail.

Kitchen

7' (max) x 13' 3" (max) (2.13m (max) x 4.04m (max))

Work surfaces with cupboards and drawers under and cupboards over with lights under, sink with drainer and mixer tap, 5 ring induction hob with electric oven under and hood over, integrated dishwasher, integrated fridge-freezer, double glazed window to front aspect.

Living Room

19' 1" x 11' (5.82m x 3.35m)

Under stair storage cased opening to:

Dining Room

9' 7" x 14' 8" (2.92m x 4.47m)

Brick-built extension, two large double glazed windows to rear aspect allowing natural light into the room, high double glazed windows to side aspect, double glazed French doors to rear garden.

Upstairs

First Floor Landing

Single cupboard housing water tank, doors to:

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Built-in cupboard, double glazed window to rear aspect.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Built-in cupboards, double glazed window to rear aspect.

Bedroom Three

9' 4" (max) x 10' 1" (max) (2.84m (max) x 3.07m (max))

Double glazed window to front aspect.

Shower Room

Double glazed window to front aspect, low level WC, vanity wash hand basin, walk-in shower, Bluetooth mirror, heated towel rail, part tiled walls.

Outside

Rear Garden

Part patio, remainder laid with artificial lawn for easy maintenance, patio steps leading to main garden area, fully enclosed, boarded risen planter, timber-built garden bar, metal framed gazebo with sunshade, gate for access.

Parking

The property benefits from having driveway parking.









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

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1 Wote Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: BTK314483 - 0006