



Cowslad Drive, Chineham, Basingstoke, RG24 8EQ
Guide Price £625,000



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CHEQUERS are pleased to offer this opportunity to purchase a substantial and well presented 5 bedroom detached home. The property is set on the outskirts of the development and backs onto mature woodland. Viewing is recommended to appreciate the location and flexible accommodation on offer - lounge, dining room, conservatory, kitchen/breakfast room, cloakroom. On the first floor is a guest bedroom with en-suite, three further bedrooms and a family bathroom. On the second floor is an impressive master bedroom with en-suite. Further benefits include garage, parking, enclosed rear garden and NO ONWARD CHAIN.

ENTRANCE HALL:

Laminate flooring, stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator.

LOUNGE:

19'11" x 13'1" (6.07m x 3.99m)

Rear aspect, feature coal effect gas fire, radiator, French doors to -

CONSERVATORY:

14'4" x 12'5" (4.37m x 3.78m)

French doors to rear garden, tiled flooring, wall mounted heater.

DINING ROOM:

11'4" x 9'6" (3.45m x 2.90m)

Front aspect, radiator.

KITCHEN/BREAKFAST ROOM:

21'2" x 10'11" (6.45m x 3.33m)

Front aspect, range of eye and base level units, granite work surfaces, inset bowl with mixer tap, cooker point with extractor over, integrated fridge/freezer and washing machine integrated dishwasher, peninsular breakfast bar, tiled flooring, spotlights, French doors to conservatory.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor, airing cupboard.

BEDROOM TWO:

17'1" x 12'6" (5.21m x 3.81m)

Rear aspect, built-in wardrobes, radiator, door to -

EN-SUITE SHOWER ROOM:

Modern white suite comprising shower cubicle, pedestal wash hand basin, low level w.c., shaver/light point.

BEDROOM THREE:

12' x 8'3" (3.66m x 2.51m)

Rear aspect, radiator.

BEDROOM FOUR:

11'2" x 8'4" (3.40m x 2.54m)

Front aspect, radiator.

BEDROOM FIVE:

11' x 8'10" (3.35m x 2.69m)

Front aspect, radiator.

FAMILY BATHROOM:

White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, shaver/light point, radiator.

STAIRCASE GIVES ACCESS TO LANDING:

Door to -

MASTER BEDROOM:

19' x 16' (5.79m x 4.88m)

Front aspect, radiator, built-in wardrobes, access to loft space, door to -

EN-SUITE SHOWER ROOM:

12'7" x 7'11" (3.84m x 2.41m)

Luxury suite comprising walk-in shower with rain shower head, twin wash hand basins set in vanity unit, low level w.c., feature heated towel rail, vanity cupboard with mirror and lighting, spotlights, storage cupboard.

GARDENS:

To the front of the property is a driveway leading to the garage, shingled area, side access to rear. To the rear of the property is an enclosed garden backing into woodland, block paved patio leading to lawned area, further patio with raised brick borders.

GARAGE:

Single garage with up and over door, rafter storage space, light and power./

COUNCIL TAX:

Band E

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.

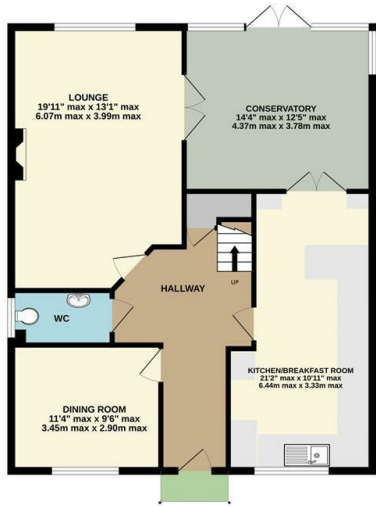
REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

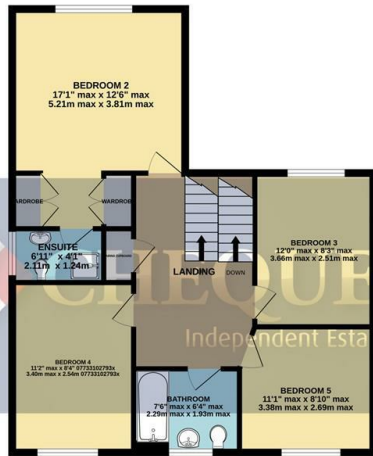




GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



5 BEDROOM DETACHED

TOTAL FLOOR AREA: 2081 sq.ft. (193.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
78	85

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

