



Coppice Pale, Chineham, Basingstoke, RG24 8JU
Guide Price £525,000



CHEQUERS
Independent Estate Agents



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CHEQUERS are pleased to offer for sale this generously sized and well presented four bedroom home with a detached double garage to the rear, set on this popular Chineham development with mature woodland to the side. Viewing is essential to appreciate all the features on offer including lounge, kitchen/dining room, playroom/reception and cloak/utility room. On the first floor are three bedrooms and a family bathroom with a master bedroom and en-suite arranged on the second floor. The garden enjoys a good level of privacy with the detached garage to the rear.

ENTRANCE HALL:

Stairs to first floor, tiled flooring, under stairs cupboard, spotlights.

CLOAK/UTILITY ROOM:

8'11" x 5'7" (2.72m x 1.70m)

Roll edged work surfaces with cupboards and appliance space below, inset single drainer sink unit with mixer tap, radiator, low level w.c., tiled flooring.

LOUNGE:

16'1" x 15'9" (4.90m x 4.80m)

Feature fireplace, spotlights, radiator, solid oak flooring, double doors to -

PLAYROOM/RECEPTION:

8'11" x 8'3" (2.72m x 2.51m)

Skylight window, radiator, double doors to rear garden.

KITCHEN/DINING ROOM:

14'11" x 8'7" (4.55m x 2.62m)

Range of eye and base level units, Butler sink with mixer tap, work surfaces, fitted oven and hob with extractor over, tiled surrounds, tiled flooring, eye level display units, storage cupboard, feature radiator, spotlights, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to second floor, airing cupboard., access to loft space.

BEDROOM TWO:

13'10" x 9' min (4.22m x 2.74m min)

Rear aspect, built-in wardrobes and storage cupboard.

BEDROOM THREE:

10'1" x 8'11" (3.07m x 2.72m)

Front aspect, radiator, spotlights.

BEDROOM FOUR/STUDY:

9'3" max x 7' (2.82m max x 2.13m)

Front aspect, radiator, spotlights.

FAMILY BATHROOM:

8'11" x 5'8" (2.72m x 1.73m)

Suite comprising panel enclosed bath with mixer tap and rain fall shower over, vanity unit with inset wash hand basin, low level w.c., heated towel rail, shaver point, spotlights.

SECOND FLOOR LANDING TO DOOR TO -

MASTER BEDROOM:

15'7" x 12' (4.75m x 3.66m)

Double aspect, access to loft space, spotlights, access to -

EN-SUITE SHOWER ROOM:

6'4" x 6' (1.93m x 1.83m)

Suite comprising shower cubicle with rain fall shower, vanity unit with inset wash hand basin, low level w.c., feature heated towel rail.

GARDENS:

The property over looks a green with woodland to the side, driveway leading to front of property with off road parking, shrub borders, side gate. To the rear of the property is lawned garden with patio area, shrub borders, enjoying a private aspect with woodland to side, access to garage.

DETACHED DOUBLE GARAGE:

Set to the rear of the garden, with electric roller door, light and power, rafter storage space, personal door to rear garden.

AGENTS NOTE:

There is a maintenance charge of £266.00 per annum.

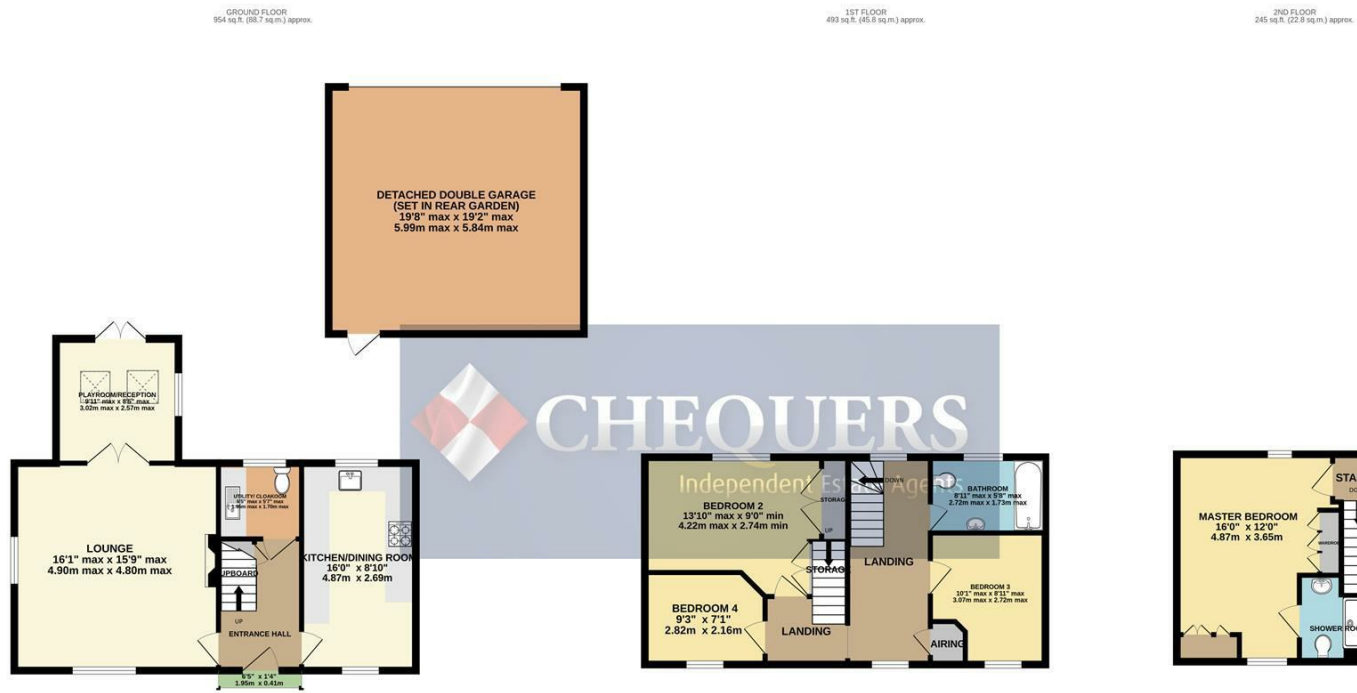
MONEY LAUNDERING REGULATIONS:

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.





4 BEDROOM

TOTAL FLOOR AREA: 1693 sq.ft. (157.2 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	Maximum
Very energy efficient - lower running costs			
A	92-101	72	83
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
A	92-101	G	
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

