



Hackwood Lane, Childesden, Basingstoke, RG25 2NH

Guide Price: £900,000



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CHEQUERS are pleased to offer this brand new residence situated in a semi-rural location on the outskirts of Cliddesden. The bungalow has been built to a high specification and viewing is essential to appreciate both the accommodation with high ceilings and the finish. The flexible accommodation includes 27' reception hall; lounge with bi-fold doors to the gardens; kitchen/family room with built-in appliances, walk-in larder cupboard and utility room; master bedroom with en-suite shower room; three further bedrooms and a family bathroom with feature twin shower. The property enjoys gardens to all sides with ample parking to the front. (draft particulars - awaiting vendors approval)

Cliddesden is set amidst beautiful Hampshire countryside yet conveniently located approximately 3.5 miles from Basingstoke with its wide range of shopping and leisure facilities along with the main line railway station linking you to London in less than an hour. The A31 and M3 provide access to London, the south coast and beyond whilst the A34 gives access to the Midlands and the North.

RECEPTION HALL:

27'11" x 6'11" (8.51m x 2.11m)

Cupboard housing heating controls, wall light points, steps to raised hall area, access to loft space, PLEASE NOTE: - The loft space has been built to give options to extend further if required - subject to planning.

LOUNGE:

20'4" x 19'11" (6.20m x 6.07m)

Triple aspect, feature bi-fold doors to lawned gardens.

KITCHEN/DINING ROOM/FAMILY ROOM:

27'11" max x 20'3" max (8.51m max x 6.17m max)

Double aspect, bi-fold doors to the garden, kitchen area with eye and base level units, work surface with inset twin butler sinks, integrated microwave and combi oven with cupboards above and below, integrated fridge, freezer and dishwasher, central island with hob, shelving and storage cupboards, wine cooler, feature tiled flooring, double doors to walk-in larder, double doors to -

UTILITY ROOM:

Glazed door to rear, range of built-in units, work surfaces, inset sink with mixer tap, spotlights, appliance space, tiled flooring.

MASTER BEDROOM:

16'6" max x 14'5" max (5.03m max x 4.39m max)

Rear aspect, built-in double wardrobe, door to -

EN-SUITE SHOWER ROOM:

8'10" x 4'9" (2.69m x 1.45m)

Suite comprising walk-in double shower cubicle, distressed vanity unit with wash hand basin, low level w.c., heated towel rail, tiled flooring, extractor fan, spotlights.

BEDROOM TWO:

19'9" max x 12'4" (6.02m max x 3.76m)

Front aspect, built-in double wardrobe.

BEDROOM THREE:

14'3" x 11'9" (4.34m x 3.58m)

Rear aspect, built-in double wardrobe.

BEDROOM FOUR/STUDY:

12'4" x 10'11" (3.76m x 3.33m)

Front aspect, built-in double wardrobe.

BATHROOM:

19'8" max x 7'2" max (5.99m max x 2.18m max)

6 piece suite comprising feature bath with mixer tap, low level w.c., 'his and hers' wash hand basin set on feature wooden vanity unit, shaver point, tiled surrounds, walk-in wet room style twin shower with rainfall shower head and riser, tiled flooring, spotlights, extractor fan.

GARDENS:

Approached via a private shingled driveway providing ample parking, flower and shrub borders, twin gates lead to landscaped lawned garden to the side with feature patio, shrub borders, further lawned garden to the rear, courtesy lighting, electric charger point.

MONEY LAUNDERING REGULATIONS:

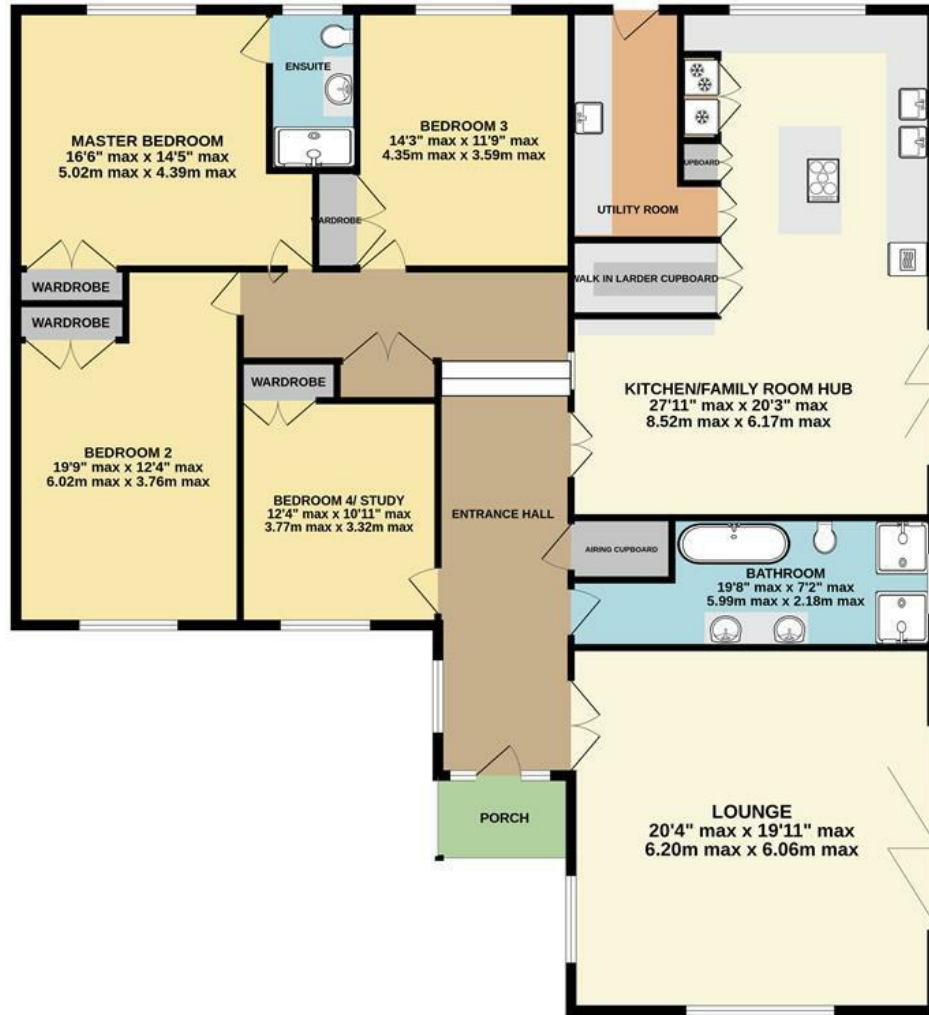
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
2189 sq.ft. (203.4 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA: 2189 sq.ft. (203.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and omission or mis-statement. This plan is for illustrative purposes only and is not to be used as a basis for any contract. The services, systems and appliances shown are to their operability or efficiency can be made with Metropix ©2024



Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
49-54 E	
41-46 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Target
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
49-54 E	
41-46 F	
35-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



