



Reading Road, Chineham, Basingstoke, RG24 8LP  
**Guide Price £950,000**



## Reading Road, Chineham, Basingstoke, RG24 8LP

EXCELLENT DEVELOPMENT OPPORTUNITY - CHEQUERS offer for sale a detached residence situated in the prestigious Reading Road on the outskirts of Chineham with a substantial plot of approximately 0.7 acre with frontage of over 200 meters. The house offers well balanced accommodation over 2 floors - reception hall, cloakroom, study, lounge, dining room, kitchen/breakfast room on the ground floor. There is a master bedroom with en-suite, three further bedrooms and a family bathroom arranged on the first floor. There is a detached double garage in the generously sized gardens.

The plot offers potential for extensive development with a private outlook and 2 existing driveways. The current owners have obtained 'planning in principle' for 2 further dwellings. Planning history - 1) REF 20/03491/PIP - approval granted for 2 dwellings 12 February 2021 - valid for 3 years. In addition outline planning has previously been granted for an additional dwelling and garage 2) BDB/24308 15 June 1989 .

### RECEPTION HALL:

Stairs to first floor, storage cupboard.

### CLOAKROOM:

### LOUNGE:

17'9" max x 14'11" (5.41m max x 4.55m)

### DINING ROOM:

13'2" x 10'9" (4.01m x 3.28m)

### KITCHEN/BREAKFAST ROOM:

14'10" x 12'5" (4.52m x 3.78m)

### MASTER BEDROOM:

14'1" x 11'8" (4.29m x 3.56m)

### EN-SUITE SHOWER ROOM:

7'3" x 5'11" (2.21m x 1.80m)

### BEDROOM TWO:

14'5" x 11'6" min (4.39m x 3.51m min)

### BEDROOM THREE:

10'10" x 9'10" max (3.30m x 3.00m max)

### BEDROOM FOUR:

10'10" max x 9'8" (3.30m max x 2.95m)

### BATHROOM:

10'11" x 6'11" (3.33m x 2.11m)

### DETACHED DOUBLE GARAGE:

19'2" x 16'4" (5.84m x 4.98m)

### COUNCIL TAX:

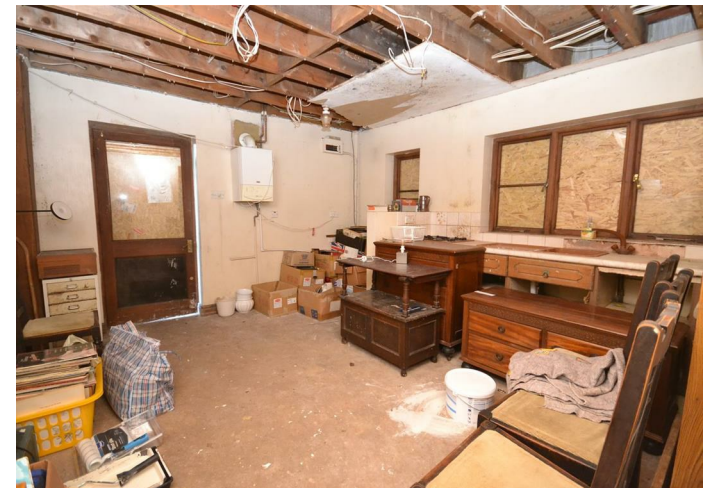
Currently band F for property as it stands

### 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.

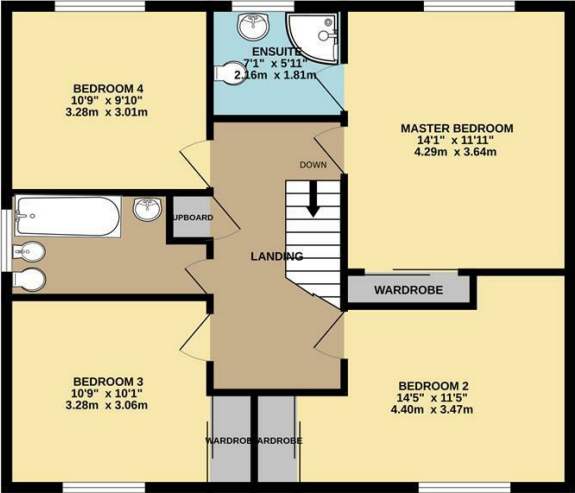
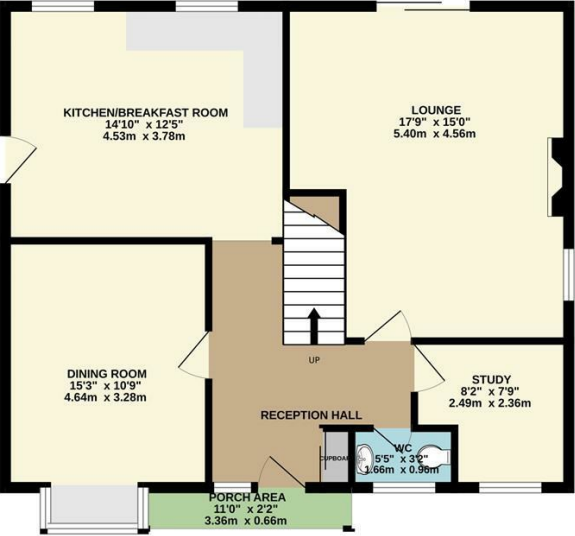
### REFERRALS:

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  
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1526 sq.ft. (141.7 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 |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 35-39                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92-100                                                          | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 49-54                                                           | E |                         |           |
| 41-48                                                           | F |                         |           |
| 35-39                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



