



Hartwood, Chineham, BASINGSTOKE, RG24 8SJ
Guide Price £550,000



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CHEQUERS are pleased to offer for sale this well presented detached home, situated in a no through road just off the prestigious Reading Road in Chineham. The property has been subject to vast improvement by the owners and offers well balanced and flexible accommodation, requiring an internal inspection to appreciate all on offer. Comprising cloakroom, lounge, separate dining room, and a luxury 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. The property boasts a generously sized, well maintained corner plot offering further potential to extend (subject to planning). Further benefits include double glazing, gas radiator heating, a converted garage providing work shop area and study/studio. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Courtesy light point, front door to -

ENTRANCE HALL:

Stairs to first floor, radiator.

CLOAKROOM:

Modern suite comprising low level w.c., wash hand basin with tiled splash back, radiator, spotlights.

LOUNGE:

14'7" x 11'10" (4.45m x 3.61m)

Rear aspect, double glazed window, radiator.

DINING ROOM:

13'1" x 8'10" (3.99m x 2.69m)

Front aspect, double glazed window, radiator, under stairs cupboard.

KITCHEN/BREAKFAST ROOM:

29'1" x 8'9" (8.86m x 2.67m)

Double aspect, double glazed window to front, modern fitted kitchen comprising extensive range of eye and base level units, work surfaces, inset sink unit with mixer tap, fitted induction hob with extractor over, built-in oven with cupboards above and below, appliance space, tiled surrounds, door to side, double glazed French doors to rear garden, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space with water softener and racking, airing cupboard, double glazed window,

MASTER BEDROOM:

13'4" max x 12'3" (4.06m max x 3.73m)

Rear aspect, double glazed window, built-in triple wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:

Modern white suite comprising shower cubicle with power shower, vanity unit with inset wash hand basin, mirror over with lighting, low level w.c., chrome heated towel rail, tiled surrounds, shaver point.

BEDROOM TWO:

12'2" max x 10'1" (3.71m max x 3.07m)

Front aspect, double glazed window, radiator, built-in double wardrobe.

BEDROOM THREE:

12'5" x 7'5" (3.78m x 2.26m)

Rear aspect, double glazed window, currently used as a dressing room - range of built-in wardrobes and freestanding chest of drawers.

BEDROOM FOUR:

10' max x 10' (3.05m max x 3.05m)

Front aspect, double glazed window, radiator, laminate flooring.

BATHROOM:

7'3" x 6'10" (2.21m x 2.08m)

Double glazed window, white suite comprising panel enclosed bath with mixer taps, power shower over with shower screen, wash hand basin with mixer tap, low level w.c., shaver point, chrome heated towel rail.

WORKSHOP AREA:

9' x 7'6" (2.74m x 2.29m)

The garage has been converted to offer a workshop area with light and power, built-in bench and storage shelving, rafter storage, door to -

STUDY/STUDIO:

16' x 8'5" max (4.88m x 2.57m max)

Sound proofed room, light and power, side aspect window, door to -

STORAGE AREA:

9' x 7'11" max (2.74m x 2.41m max)

Light and power, door to rear garden.

GARDENS:

To the front of the property is a block paved driveway with mature hedging to either side, EV charging point, side gate to rear. The garden to the rear enjoys a private aspect, block paved patio leading to well maintained lawned area with mature shrub and hedge borders, garden shed with decking to side, outside tap and irrigation system.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

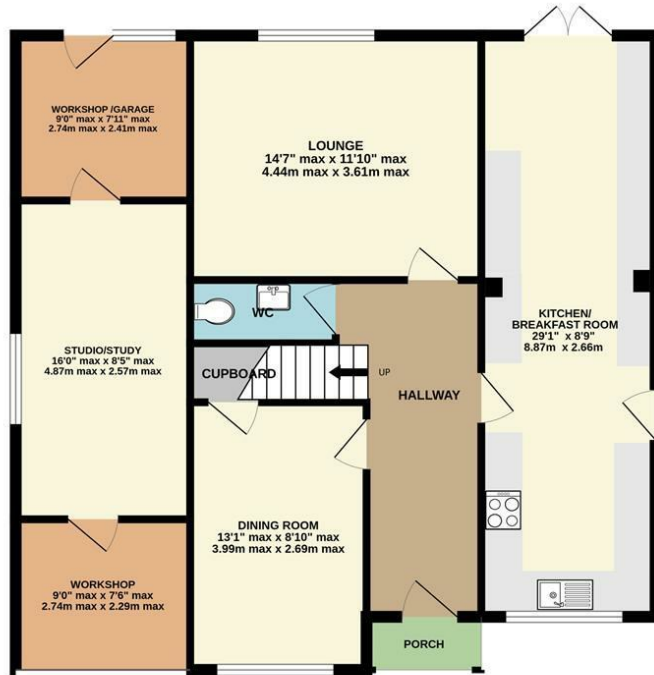
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

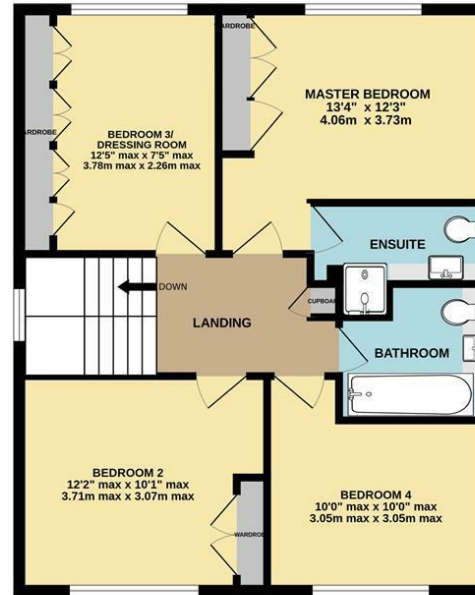
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.

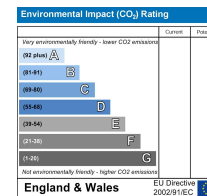
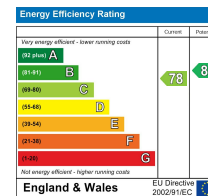


4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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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