



Roman Road, Worting, Basingstoke, RG23 8HG
Guide Price £575,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this deceptively spacious extended 4 - 5 bedroom detached family home set in a non-estate location. The flexible accommodation includes living room, 21' kitchen/dining room, three bedrooms, bathroom and shower room on the ground floor. The first floor offers two 16' bedrooms (some restricted head height) and a shower room. Externally there is parking for numerous vehicles leading to a detached garage and a good sized rear garden. An internal viewing is essential to appreciate the accommodation on offer.

ENTRANCE PORCH:

Double glazed front door, built-in cupboard, door to -

ENTRANCE HALL:

Stairs to first floor, two under stairs cupboards, two radiators, double glazed door to rear garden.

LIVING ROOM:

17' x 14'1" max (5.18m x 4.29m max)

Rear aspect, twin double glazed windows, two radiators. t.v aerial point, wall light points.

KITCHEN/DINING ROOM:

21'8" x 8'6" (6.60m x 2.59m)

Rear and side aspect, double glazed windows, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, gas cooker point, plumbing for washing machine, appliance space, radiator, tiled surrounds and tiled flooring.

BEDROOM ONE:

11' x 10'8" + bay and wardrobes (3.35m x 3.25m + bay and wardrobes)

Front aspect, double glazed bay windows, radiator, built-in wardrobes.

BEDROOM TWO:

12'1" + bay x 10' (3.68m + bay x 3.05m)

Front aspect, double glazed bay window, radiator.

BEDROOM FIVE:

9'4" x 8'1" max (2.84m x 2.46m max)

Side aspect, double glazed window, radiator, cupboard housing boiler

BATHROOM:

10'10" x 6' (3.30m x 1.83m)

Side aspect, double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., bidet, vanity unit with inset wash hand basin and cupboard below, radiator, extractor fan.

SHOWER ROOM:

10'10" x 3'5" (3.30m x 1.04m)

Side aspect, double glazed window, low level w.c., vanity unit with inset wash hand basin and cupboards below, shower cubicle with glass door, radiator, laminate flooring, extractor fan.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

BEDROOM THREE:

16'10" x 13' (5.13m x 3.96m)

Sky light windows, radiator, built-in wardrobe, eaves storage space, t.v aerial point.

BEDROOM FOUR:

16'1" x 11'5" (4.90m x 3.48m)

Skylight windows, fitted wardrobe, further cupboard, radiator, eaves storage.

SHOWER ROOM:

7' x 6'6" (2.13m x 1.98m)

Skylight window, shower cubicle with glass door, low level w.c., pedestal wash hand basin, low level cupboard, radiator, extractor fan.

GARDENS:

To the front of the property is driveway parking, raised flower border, side gates to either side of property. To the rear of the property is a patio leading to lawned area, flower and shrub borders, outside tap and light, timber shed.

GARAGE:

15'1" x 11'2" (4.60m x 3.40m)

Up and over door, light and power, side and rear windows, personal door to rear garden.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

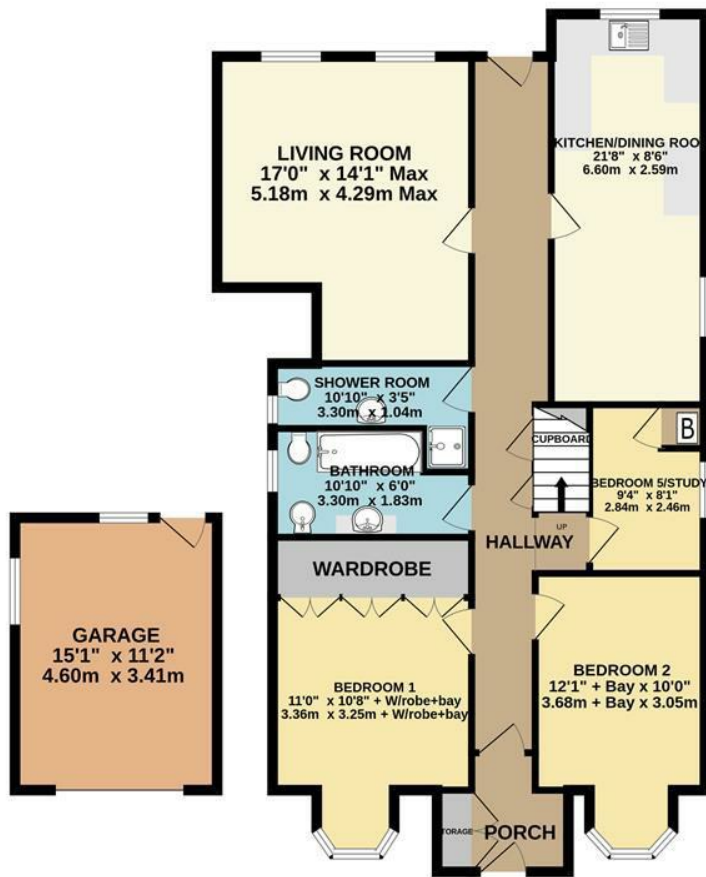
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



4/5 BED DETACHED CHALET BUNGALOW

TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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	
Very energy efficient - lower running costs	Current
A (91-100)	
B (81-90)	
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	
Very environmentally friendly - lower CO ₂ emissions	Current
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
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