



Guinea Court, Chineham, Basingstoke, RG24 8XJ
Offers In Excess Of £650,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this superb residence situated in the heart of Chineham, enjoying a private tucked away location with a generously sized plot. The well balanced accommodation comprises lounge, dining room, study, modern kitchen/breakfast room with applicants, utility room and cloakroom on the ground floor. There is a master bedroom with en-suite, three further bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, gas radiator heating, CCTV and ample parking leading to detached garage. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Part glazed front door, stairs to first floor, radiator, under stairs cupboard.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator, extractor fan.

LOUNGE:

24'4" x 12'10" (7.42m x 3.91m)

Double aspect, double glazed window to front, double glazed French doors to rear garden, feature brick fireplace with gas fire, wall light points, arch to -

DINING ROOM:

9'9" x 9'5" (2.97m x 2.87m)

Rear aspect, double glazed window, radiator.

STUDY:

8'10" x 7'11" (2.69m x 2.41m)

Front aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

15'11" x 13'1" max, 7'8" min (4.85m x 3.99m max, 2.34m min)

Rear aspect, twin double glazed windows, refitted and comprising range of eye and base level units, granite work surfaces, inset bowl and drainer, built-in Neff hob with extractor over, double oven, integrated fridge, freezer and dishwasher, feature breakfast bar, spotlights, door to -

UTILITY ROOM:

7'8" x 7'3" (2.34m x 2.21m)

Front aspect, double glazed window, roll edged work surfaces, appliance space, butler sink, spotlights, wall mounted boiler, door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

13'10" max x 11'9" (4.22m max x 3.58m)

Front aspect, double glazed window, radiator, built-in wardrobes, door to -

EN-SUITE SHOWER ROOM:

8' x 6'8" (2.44m x 2.03m)

Refitted and comprising walk-in double shower with rain forest head and jets, low level w.c., wash hand basin, spotlights, heated towel rail, tiled surrounds, tiled flooring, double glazed window.

BEDROOM TWO:

12'11" x 8'2" (3.94m x 2.49m)

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

BEDROOM THREE:

11'10" max x 10'3" max (3.61m max x 3.12m max)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

9'6" x 6'11" (2.90m x 2.11m)

Rear aspect, double glazed window, radiator.

FAMILY BATHROOM:

9'2" x 8'3" (2.79m x 2.51m)

Front aspect, double glazed window, refitted and comprising tiled panel enclosed bath with mixer tap and shower attachment, shower cubicle, low level w.c., wash hand basin, heated towel rail, tiled surrounds, tiled flooring, spotlights.

GARDENS:

To the front of the property is a sweeping tarmac driveway leading to garage, shingled area and mature hedge borders, ample parking, side gate to rear. To the rear of the property is an enclosed garden enjoying a private aspect, feature patio area, lawned area, mature shrub and tree borders, further area to side with raised shingle borders, personal door to garage.

DOUBLE GARAGE:

17'9" x 16'8" max (5.41m x 5.08m max)

Twin electric roller doors, light and power, personal door to garden.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

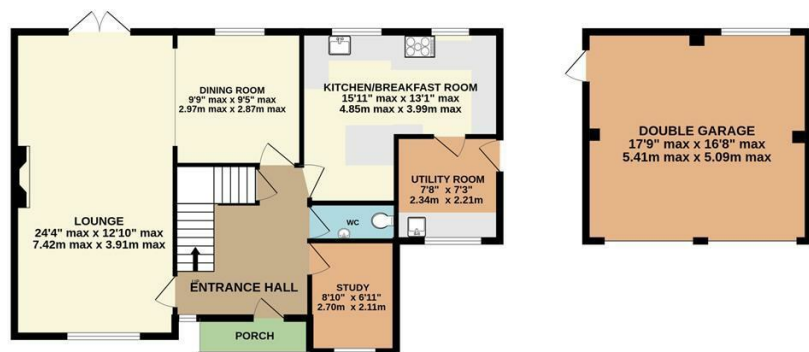
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

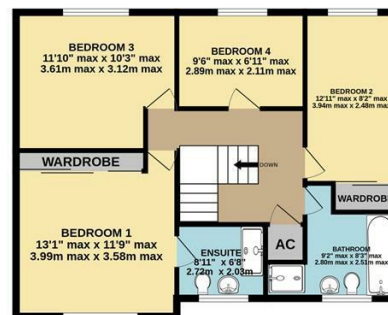
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

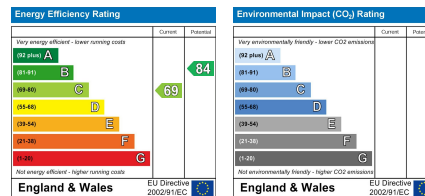


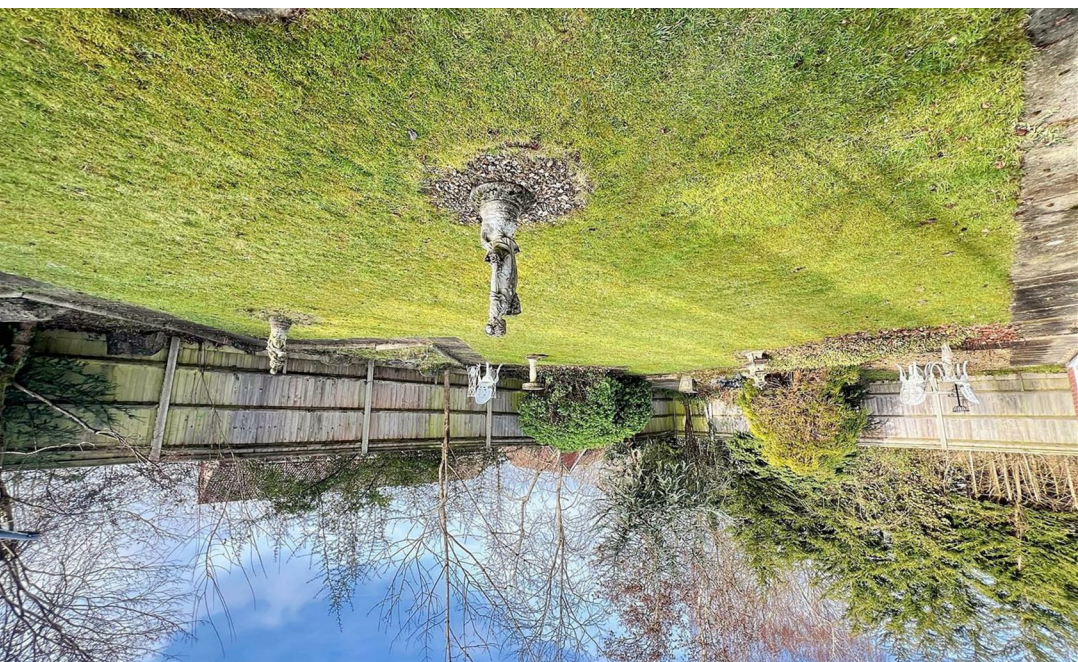
1ST FLOOR
715 sq.ft. (66.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1876 sq.ft. (174.3 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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