



Kempshott Lane, Kempshott, BASINGSTOKE, RG22 5LY
Offers In Excess Of £500,000



CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer for sale this individual detached residence with amazing DEVELOPMENT POTENTIAL . Situated on the popular Kempshott Lane and boasting a plot extending approximately 200' with a quadruple garage to rear which could offer (stp) great potential to convert to another dwelling. The current flexible accommodation which again offers further potential to change to accommodate your own needs includes living room, dining area, kitchen, bedroom 3/family room, study, with two bedrooms, a shower room and bathroom on the first floor. There is ample parking to the front and rear of the property and viewing is recommended to appreciate both the plot, accommodation. and great opportunity to extend/convert the property further subject to permissions . Call the sole agents for further details.

ENTRANCE HALL:

Radiator, laminate flooring, stairs to first floor, under stairs cupboard.

CLOAK/UTILITY AREA:

5'10" x 5'7" plus recess (1.78m x 1.70m plus recess)

White suite of low level w.c., wash hand basin, laminate flooring, radiator, square arch to utility recess with roll edged work surfaces with appliance space below, eye level cupboard.

LIVING ROOM:

21'7" x 10'11" (6.58m x 3.33m)

Front aspect, twin double glazed windows, laminate flooring, feature log burner, radiator.

KITCHEN:

12'9" x 8'10" (3.89m x 2.69m)

Side aspect, range of eye and base level units, roll edged work surfaces, tiled surrounds, inset double bowl sink unit, cooker point, appliance space, storage cupboard, laminate flooring, open to -

DINING AREA:

10'7" x 8'9" (3.23m x 2.67m)

Square arch to living room, double glazed window to side, radiator.

STUDY:

10'8" x 8'5" (3.25m x 2.57m)

Rear aspect, double glazed French doors to rear garden, radiator, laminate flooring.

FAMILY ROOM/BEDROOM THREE:

11'3" x 10'9" (3.43m x 3.28m)

Rear aspect, double glazed French doors to garden, laminate flooring, radiator.

STAIRCASE GIVES ACCESS TO LANDING:

Radiator

MASTER BEDROOM:

16'1" x 10'7" max (4.90m x 3.23m max)

Front aspect, double glazed window, range of built-in wardrobes, dressing table with drawers to either side, wall light point, radiator, eaves storage cupboard.

BEDROOM TWO:

11'11" max x 10'7" (3.63m max x 3.23m)

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

BATHROOM:

9'2" x 5'10" (2.79m x 1.78m)

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin set in vanity unit, tiled surrounds, radiator, double glazed window.

SHOWER ROOM:

Comprising shower cubicle, chrome heated towel rail, eaves storage area.

GARDENS:

The plot extends to approximately 200' - to the front of the property is ample parking, lawned area, driveway leading to the side of the property and onto the detached double length and double width garage and further parking. To the rear of the property is an enclosed walled garden with patio and lawned areas, brick out-building, wrought iron gate leading to parking.

DETACHED GARAGE:

39' max x 16' max (11.89m max x 4.88m max)

Light and power, personal door to side.

COUNCIL TAX:

Band E

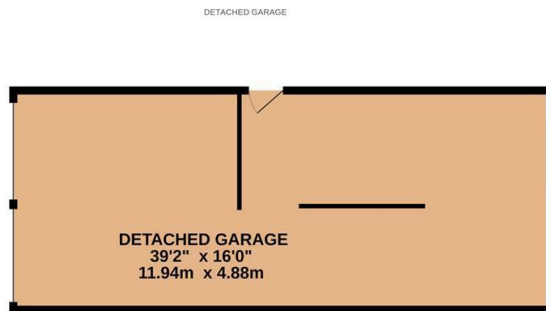
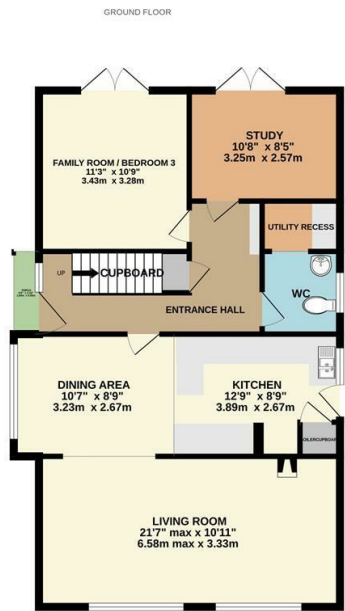
MONEY LAUNDERING REGULATIONS:

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:

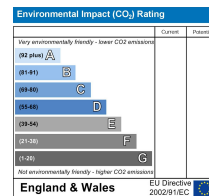
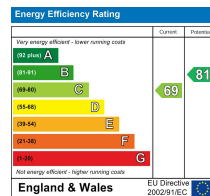
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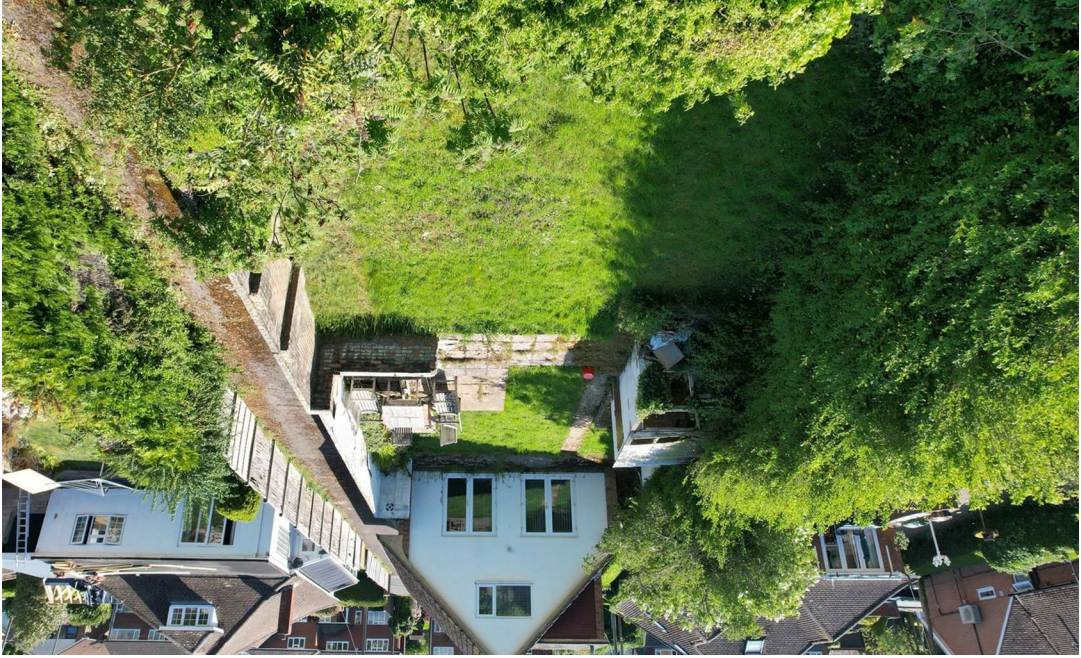




3 BEDROOM CHALET BUNGALOW

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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