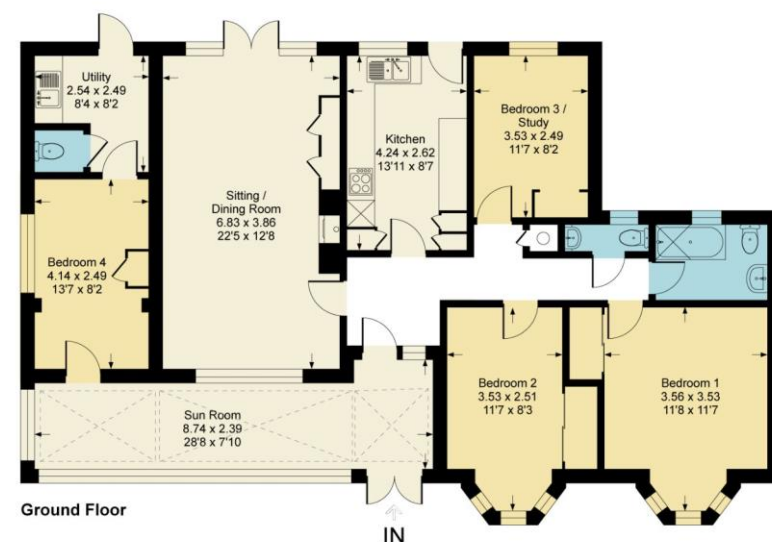
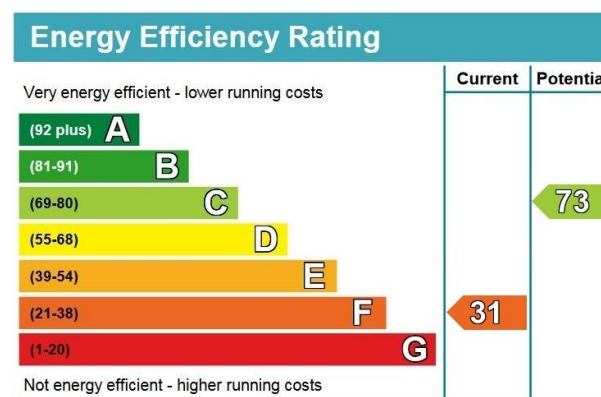


Chapel Lane, SP11
Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Chapel Lane, Stoke

Guide Price £550,000 Freehold

- Sun Room
- Kitchen
- 4 bedrooms
- Parking

- Sitting/Dining Room
- Utility Room with WC
- Bathroom
- Mature Gardens

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DESCRIPTION:
Situating in the rural village of Stoke and benefiting from views over the surrounding countryside, this detached bungalow offers flexible living space. The accommodation comprises entrance hall with open access into a lovely, light sun room, inner hallway, sitting/dining room with wood burning stove and French doors to the garden, a kitchen, four bedrooms, a utility room with a toilet, a further cloakroom and a bathroom. To the front there is parking for three cars whilst a particular feature of the bungalow is the mature gardens.

LOCATION:
Chapel Lane rises gently from the centre of the village of Stoke in the heart of the Bourne Valley. The White Hart Inn is literally a stone's throw from the property and offers all the trappings of a country public house including bed & breakfast accommodation. The village of Stoke is located halfway between the villages of St Mary Bourne and Hurstbourne Tarrant, both alongside the Bourne Rivulet and both villages offer various local amenities. Both have Primary schools whilst St Mary Bourne boasts two public houses and a recently refurbished Post Office, village shop and coffee shop. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations within a half hour drive (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

ACCOMMODATION:
Double doors into:

ENTRANCE HALL/SUN ROOM:
Windows to front and side. Door into:

INNER HALLWAY:
Airing cupboard and doors to:

SITTING/DINING ROOM:
French doors to garden. Fireplace with wood burner, fitted wall unit and loft access.

KITCHEN:
Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset double stainless steel sink with drainer. Inset gas hob and eye level double oven. Space and plumbing for dishwasher, space for fridge/freezer and pull-out breakfast bar.

BEDROOM 1:
Bay window to front and fitted wardrobe cupboard.

BEDROOM 2:
Bay window to front and fitted wardrobe cupboard.

BEDROOM 3:
Window to rear and fitted shelves. Currently used as a study.

CLOAKROOM:
Window to rear. WC and wash hand basin.

BATHROOM:
Window to rear. Panelled bath with shower over, wash hand basin and WC.

BEDROOM 4:
Accessed from the sunroom. Window to side and fitted cupboard. Door to:

UTILITY ROOM:
Door to garden. Eye and base level cupboards with work surface over and inset stainless steel sink with drainer. Door to WC.

OUTSIDE:
To the front there is gravelled parking for three cars, an area of shrubs and gated access to:

REAR GARDEN:
Attractive and well stocked garden with an outlook to the rear over countryside. Patio area adjacent to the bungalow. with steps down to a further seating area. The remainder is laid to lawn with mature shrubs and trees, a shed and log store.

TENURE & SERVICES:
Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

