



Hackwood Lane, Cliddesden, Basingstoke, RG25 2NH
Guide Price £750,000



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CHEQUERS are proud to offer for sale this brand new residence situated in a semi rural location on the outskirts of the popular village of Cliddesden. The bungalow has been built to a high specification and viewing is essential to appreciate the location. The flexible accommodation comprises 21' reception hall, living room with bi-fold doors to garden overlooking open countryside, well appointed kitchen/breakfast room with bi-fold doors to garden, utility room, master bedroom with en-suite, two further bedrooms and a bathroom. The property enjoys a corner plot siding onto open fields and ample parking to the side. AGENTS NOTE: There will be an Oak framed carport with single garage to side.

Cliddesden is set amid beautiful countryside yet conveniently location approximately 3.5 miles from Basingstoke which offers a wide range of shopping and leisure facilities along with a main line station linking you to London in less than an hour.

ENTRANCE PORCH:

Front door to -

RECEPTION HALL:

21'8" max x 18'6" (6.60m max x 5.64m)

Access to loft space, storage cupboard, wall light points.

LIVING ROOM:

16'11" max x 15'1" max (5.16m max x 4.62m max)

Feature bi-fold doors to patio and gardens with pleasant views over open fields.

KITCHEN/BREAKFAST ROOM:

16'11" x 15'6" (5.16m x 4.72m)

Luxury fitted kitchen enjoying a double aspect, twin bi-fold doors to gardens, rne of eye and base level units, inset butler sink, feature island with hob, built-in oven, integrated fridge and freezer, tiled flooring, oak beams.

UTILITY ROOM:

10'6" x 5'3" (3.20m x 1.60m)

Extensive work surfaces with inset sink unit, eye and base level cuboards, appliance space, spotlights, tiled flooring.

MASTER BEDROOM:

17' max x 15'6" max (5.18m max x 4.72m max)

Double glazed window, feature wood flooring, door to -

EN-SUITE SHOWER ROOM:

9'4" x 3'11" (2.84m x 1.19m)

Shower cubicle, low level w.c., wash hand basin, shaver point, spotlights.

BEDROOM TWO:

14'2" max x 13'7" max (4.32m max x 4.14m max)

Double glazed window, built-in wardrobe, feature wood flooring.

BEDROOM THREE:

11'7" x 9'6" (3.53m x 2.90m)

Double glaze window, feature wood flooring.

BATHROOM:

9'6" x 6'1" (2.90m x 1.85m)

Suite comprising panel enclosed bath with mixer tap, shower cubicle, wash hand basin, low level w.c., tiled flooring, spotlights, double glazed window.

GARDENS:

A feature patio leadings to the front. There will be a lawned garden to the rear with views over open fields. There will be hard standing to the side for parking.

GARAGE/CAR PORT:

Oak framed garage and car port - under construction.

MONEY LAUNDERING REGULATIONS:

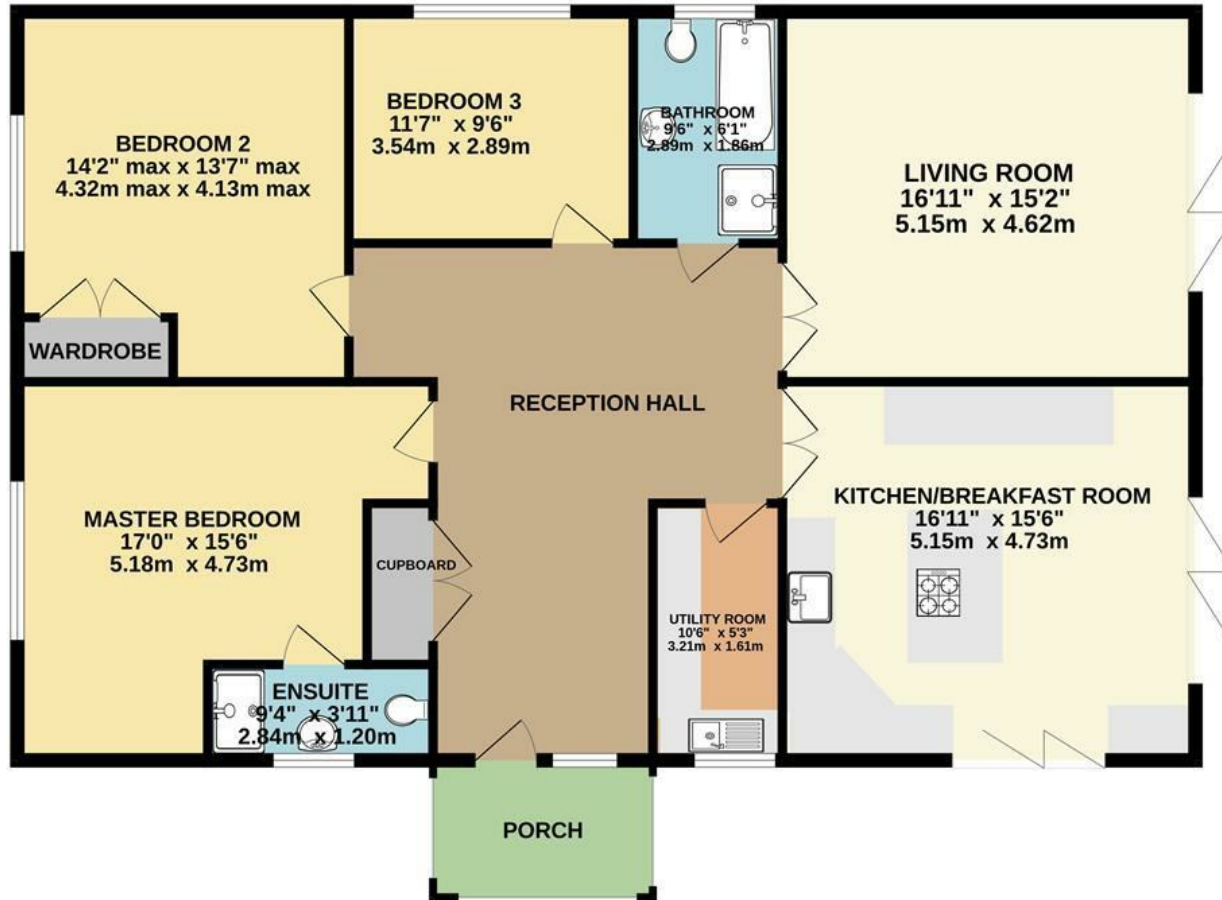
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



1476 sq.ft. (137.2 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA: 1476 sq.ft. (137.2 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 is not to be used as a basis for any prospective purchaser. The services, systems and appliances shown are to their operability or efficiency can vary.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-101)	
B (81-91)	
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 (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not environmentally friendly - higher CO₂ emissions

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