



Glebe Lane, Worting, Basingstoke, RG23 8QA
Guide Price £670,000

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CHEQUERS are proud to offer for sale this character detached home, built circa 1903 by Henry Goodall. The property boasts a superb location in an unmade road and provides generously sized and flexible accommodation complemented by a good sized, private plot. The accommodation includes 4 reception rooms, kitchen/breakfast room, cloakroom, master bedroom with en-suite and dressing room, three further bedrooms and a family bathroom. Further benefits include 25' garage with workshop area, and ample parking to the front. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Glazed front door to -

ENTRANCE HALL:

Parquet flooring, radiator, stairs to first floor.

LOUNGE:

12'11" x 10'11" (3.94m x 3.33m)

Front aspect, double glazed window, feature fireplace, radiator.

FAMILY ROOM:

14' x 10'11" (4.27m x 3.33m)

Front aspect, double glazed bay window, radiator, feature fireplace, polished floor boards.

DINING ROOM:

12'1" x 11' (3.68m x 3.35m)

Rear aspect, sliding patio doors to rear garden, radiator.

KITCHEN/BREAKFAST ROOM:

15'3" max x 9'6" max (4.65m max x 2.90m max)

Rear aspect, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space, eye level display cupboards, under stairs cupboard, larder cupboard, archway to -

REAR LOBBY:

Glazed door to conservatory, access to study area, door to -

STORAGE AREA:

Floor mounted boiler for heating and hot water, storage cupboard, door to -

CLOAKROOM:

Low level w.c.

STUDY:

7'11" x 7' (2.41m x 2.13m)

Door to rear garden, radiator, door to garage.

CONSERVATORY:

Doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

MASTER BEDROOM:

13' max x 11' (3.96m max x 3.35m)

Front aspect, double glazed window, radiator, built-in wardrobes and storage cupboards with bed recess, square archway to -

DRESSING ROOM & BATHROOM:

13'1" x 8'2" (3.99m x 2.49m)

Double wardrobe, dressing table, radiator, double glazed window, white suite of panel enclosed bath with shower over and shower screen, low level w.c., twin basins set in vanity unit, tiled surrounds.

BEDROOM TWO:

11'3" x 10'11" (3.43m x 3.33m)

Double aspect, double glazed windows to front and side, radiator, built-in wardrobes.

BEDROOM THREE:

11'11" x 9'8" max (3.63m x 2.95m max)

Side aspect, access to loft space, built-in wardrobe and storage cupboard.

BEDROOM FOUR:

13'7" x 7'11" (4.14m x 2.41m)

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

BATHROOM:

10' x 6' (3.05m x 1.83m)

Rear aspect, white suite comprising panel enclosed bath with mixer tap, shower over and shower screen, low level w.c., pedestal wash hand basin, airing cupboard.

GARAGE:

25'2" x 8' max (7.67m x 2.44m max)

Up and over door, light and power, work shop area, door to study.

GARDENS:

To the front of the property is block paved parking to the garage and front door, side gate to rear. To the rear of the property is a generously sized garden enjoying a private aspect, feature patio with retaining wall, steps to lawned area with mature shrubs and hedge borders, mature trees, garden shed and summer house.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

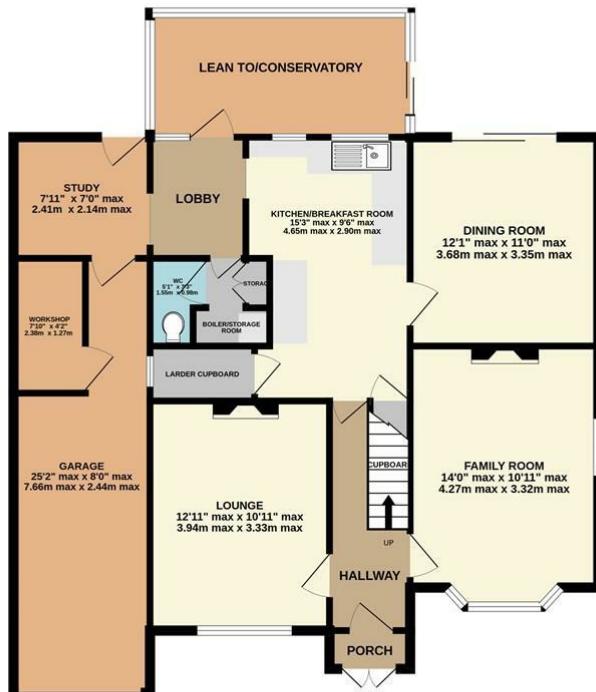
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(03-01) B			
(03-00) C			
(03-04) D			
(03-03) E			
(03-02) F			
(03-01) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-04) D			
(00-03) E			
(00-02) F			
(00-01) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		83	64

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