Old Kempshott Lane, Worting, Basingstoke, RG22 5EU

Guide Price £550,000

CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer for sale this substantial detached home situated on the outskirts of Basingstoke in Old Kempshott Lane. The property has been extended over the years to offer generous and flexible accommodation with four reception rooms, five bedrooms, en-suite shower and family bathroom. Further benefits include a detached double garage and ample parking. Viewing is highly recommended to appreciate this individual home which, whilst requiring modernisation, offers great potential.

ENTRANCE HALL:
Front door, radiator, stairs to first floor.

CLOAKROOM:
Low level w.c., wash hand basin, radiator.

DINING ROOM:
12'8" x 8'2" (3.86m x 2.49m)
Front aspect, radiator, feature square arch to -

LOUNGE:
20'3" x 15'4" (6.17m x 4.67m)
Front aspect, feature brick fireplace with seating, radiator, wall light points.

FAMILY ROOM/STUDY:
13'5" x 11'8" (4.09m x 3.56m)
Rear aspect, sliding patio doors to garden, radiator, feature fireplace.

KITCHEN:
11'9" x 9'8" (3.58m x 2.95m)
Side aspect, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted hob, fitted oven with cupboards above and below, appliance space, tiled flooring, access to utility and breakfast room.

BREAKFAST ROOM:
11'1" x 9'10" (3.38m x 3.00m)
Front aspect, radiator, tiled flooring.

UTILITY ROOM:
9'10" x 6'4" (3.00m x 1.93m)
Rear aspect, work surfaces with cupboards below, eye level cupboard, appliance space, glazed door to side.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, airing cupboard, radiator.

MASTER BEDROOM:
13'1" x 11'9" (3.99m x 3.58m)
Rear aspect, radiator, door to -

EN-SUITE SHOWER ROOM:
9'9" x 5'10" (2.97m x 1.78m)
Rear aspect, 4 piece suite comprising shower cubicle, low level w.c., bidet, wash hand basin, radiator.

BEDROOM TWO:
11'10" x 9'11" (3.61m x 3.02m)
Side aspect, built-in wardrobe, radiator.

BEDROOM THREE:
14'8" x 8'8" (4.47m x 2.64m)
Front aspect, double wardrobe, radiator.

BEDROOM FOUR:
14'10" x 8'10" (4.52m x 2.69m)
Double aspect, radiator.

BEDROOM FIVE/BOX ROOM:
7'10" x 6'6" (2.39m x 1.98m)
Front aspect, radiator.

BATHROOM:
8'5" x 7'9" (2.57m x 2.36m)
Front aspect, 4 piece suite comprising corner bath, shower cubicle, vanity unit with inset wash hand basin and low level w.c.

DOUBLE GARAGE:
With up and over door, personal door to rear.

GARDENS:
To the front of the property is a shingled driveway leading to garage, gates to side of the property, enclosed by low brick walling. To the rear of the property is an enclosed garden, laid to patio with pond, shingled area to side leading to lawned area with access to the garage.

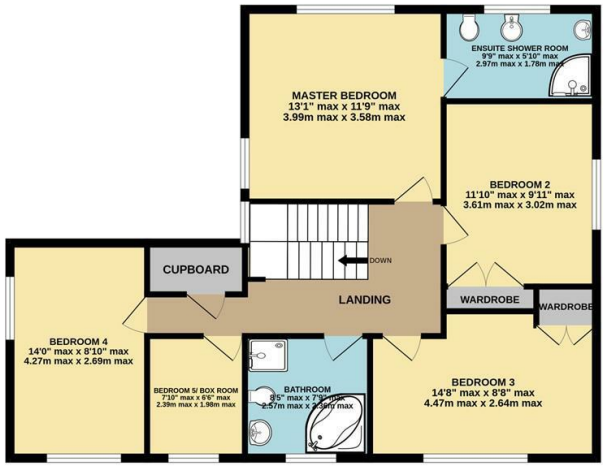
COUNCIL TAX:
F

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
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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 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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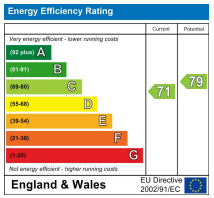

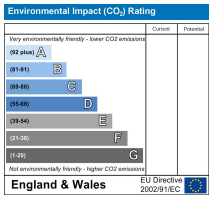

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.