



Gilbard Court, Chineham, Basingstoke, RG24 8RG
Guide Price £440,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended semi-detached home set on the outskirts of the popular Chineham development. The property has been the subject of meticulous improvements to an exceptionally high standard which can only be fully appreciated by viewing. The superb accommodation includes 24' living room opening to a luxury fitted kitchen with integrated appliances and bi-fold doors to the rear garden. There are three bedrooms and a luxury shower room arranged on the first floor. Further benefits include cloakroom, double glazing, gas radiator heating, private landscaped garden and a 17' garage.

ENTRANCE LOBBY:

Stairs to first floor, open plan to -

LIVING ROOM:

24'3" x 15'3" (7.39m x 4.65m)

Front aspect, double glazed windows, feature flooring, inset spotlights, under stairs storage cupboard, access to kitchen, door to -

CLOAKROOM:

Suite comprising low level w.c., vanity unit with inset wash hand basin, cupboard housing boiler, spotlights, extractor fan.

KITCHEN:

15' x 10'3" (4.57m x 3.12m)

Superb kitchen/breakfast hub, feature vaulted ceiling with skylight windows, range of eye and base level units, extensive granite work surfaces, inset sink unit with mixer tap, integrated dishwasher and washer/dryer, feature island/breakfast bar with inset hob and cupboards below, built-in oven and microwave combo with cupboards above and below, storage either side with integrated fridge and freezer, tiled flooring spotlights, bi-fold doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'7" x 8'9" (3.53m x 2.67m)

Front aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM TWO:

9'1" x 8'9" (2.77m x 2.67m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

8' x 6'1" (2.44m x 1.85m)

Front aspect, double glazed window, built-in cupboard, radiator, spotlights.

SHOWER ROOM:

Luxury suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, further vanity unit with mirror.

GARAGE:

17'3" x 8'6" (5.26m x 2.59m)

Up and over door, light and power, rafter storage space.

GARDENS:

To the front of the property is a lawned garden with shrub borders, driveway leading to garage. To the rear of the property is a landscaped garden, enclosed to all boundaries and enjoying a good level of privacy, feature patio with steps to further patio and lawned area, outside light and power, rear gate access, door to garage.

COUNCIL TAX:

Band D

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
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a contract and is for illustrative purposes only. Measurements of doors, windows, rooms and any other items are approximate and omission or mis-statement. This plan is for illustrative purposes on prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can be made with Metropix ©2026



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
		53	62
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

