





\*Closed Onward Chain\* Right Choice Estate Agents are delighted to offer to the market this four bedroom detached family home in the popular area of Chineham.

The ground floor benefits from an entrance hallway, refitted kitchen, lounge-dining room, utility room and w/c.

The first floor offers four bedrooms with the master benefiting from an en-suite shower room and a family bathroom.

Additional features include gas central heating, double glazing, private enclosed rear garden, a boarded loft room with velux windows, a partly converted garage and driveway parking.

Location: Chineham is located to the north of Basingstoke and offers fantastic local schools and shops along with regular bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents



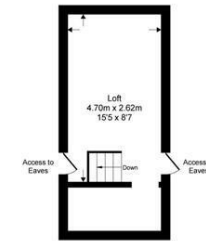




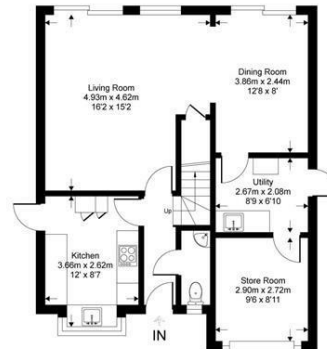
| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            |           |                                                                                                           |
| (39-54) <b>E</b>                            |           |                                                                                                           |
| (21-38) <b>F</b>                            | <b>71</b> |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Longstock Close

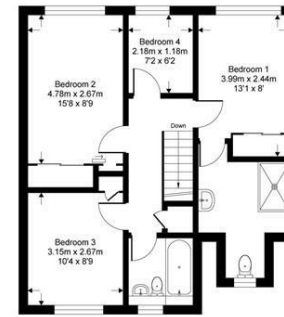
Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft  
Approximate Outbuilding Internal Area = 7.5 sq m / 81 sq ft  
Approximate Total Internal Area = 134.2 sq m / 1445 sq ft



Loft Floor = 55.6 sqm / 599 sqft



Ground Floor = 55.1 sqm / 594 sqft



First Floor = 55.6 sqm / 599 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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