



Chatsworth Green, Hatch Warren, Basingstoke, RG22 4QA
Guide Price £600,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached home conveniently located on the popular Hatch Warren development. The property provides flexible accommodation over two floors including reception hall, cloakroom, living room, study/family room, kitchen and dining room on the ground floor. There is a master bedroom with en-suite bathroom and walk-in wardrobe, three further bedrooms and a family bathroom arranged on the first floor. Further benefits include a private rear garden, twin garages and ample parking.

RECEPTION HALL:

Stairs to first floor, radiator, under stairs cupboard.

CLOAKROOM:

White suite of low level w.c., wash hand basin, radiator.

STUDY/FAMILY ROOM:

11'1" x 10' (3.38m x 3.05m)

Front aspect, radiator.

LIVING ROOM:

19'2" max x 12'4" (5.84m max x 3.76m)

Rear aspect, double glazed French doors to rear garden, feature fireplace with coal effect gas fire, radiator.

KITCHEN:

11'9" max x 9'4" (3.58m max x 2.84m)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, storage cupboard with appliance space, square opening to -

DINING ROOM:

13'1" x 9'2" (3.99m x 2.79m)

Rear aspect, double glazed French doors to garden, radiator.

STAIRCASE GIVES ACCESS TO GALLERIED LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

14' x 10'8" (4.27m x 3.25m)

Rear twin aspect, radiator, walk-in wardrobe, door to -

EN-SUITE BATHROOM:

7'2" x 5'7" (2.18m x 1.70m)

White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, heated towel rail, spotlights.

BEDROOM TWO:

15' x 10'1" max (4.57m x 3.07m max)

Front aspect, radiator, built-in wardrobe.

BEDROOM THREE:

11'9" x 7'10" (3.58m x 2.39m)

Rear aspect, built-in wardrobe, radiator.

BEDROOM FOUR:

8'5" max x 8'2" max (2.57m max x 2.49m max)

Front aspect, storage cupboard, radiator.

FAMILY BATHROOM:

6'11" x 6'4" (2.11m x 1.93m)

Rear aspect, suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, radiator.

GARDENS:

To the front of the property is a block paved driveway leading to the garage, lawned area, side access to rear. To the rear of the property is a lawned garden with mature hedging, twin patios, shingled area, outside tap.

TWIN GARAGES:

Twin single garages with light and power, wall mounted boiler, appliance space, one up and over door, one electric roller door. One garage - 17'9" max x 8'5" max, the other - 17'3" max x 9'2" max.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

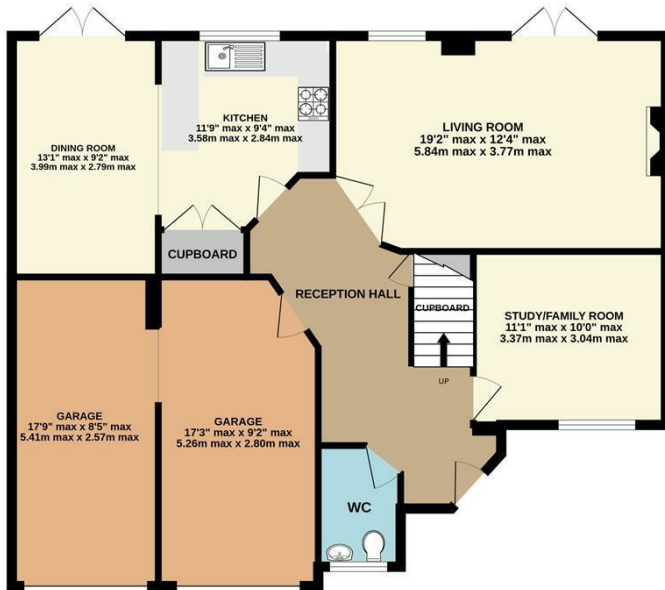
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

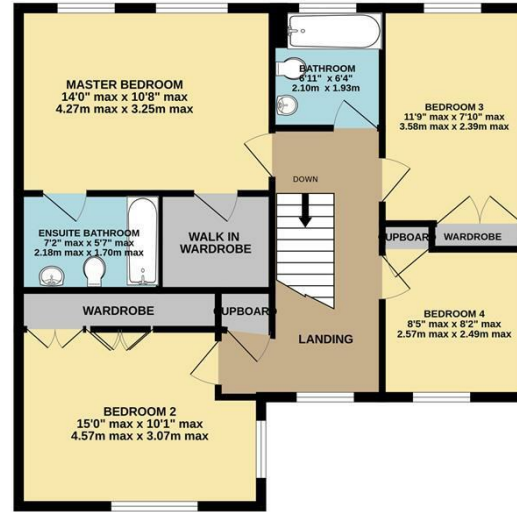
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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	Target
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		67	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

