



Reading Road, Chmeham, Basingstoke, RG24 8EP  
**Guide Price £650,000**



**CHEQUERS**  
Independent Estate Agents

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## Reading Road, Chineham, Basingstoke, RG24 8LP

Tucked away on the edge of the beautiful Hampshire countryside - yet only 9 minutes from Basingstoke town centre - Reading Road offers the perfect blend of location and accessibility. This elegantly refurbished detached home sits on a generous plot, surrounded by mature trees in a non-estate residential setting. Inside, a sleek designer kitchen and stylish bathrooms complete a home finished to a high specification.

Designed with family living in mind, this spacious detached home combines flexibility with contemporary comfort. The welcoming entrance hall opens into a large sitting room and study on one side with the other side a double aspect fitted modern kitchen and dining room - perfect for both everyday living and entertaining. Upstairs, the generous master suite boasts its own private en-suite, complemented by three further well proportioned double bedrooms and a large, stylish family bathroom. Together, they provide plenty of space for growing families or visiting guests.

### RECEPTION HALL:

Storage cupboard, stairs to first floor, radiator.

### CLOAKROOM:

White suite comprising low level w.c., vanity unit with inset wash hand basin, radiator.

### STUDY:

7'10" x 7'7" (2.39m x 2.31m)

Front aspect, double glazed window, radiator.

### LOUNGE:

17'9" x 14'11" max (5.41m x 4.55m max)

Dual aspect, double glazed french doors to rear garden, radiator, spotlights.

### DINING ROOM:

13'2" x 10'9" (4.01m x 3.28m)

Front aspect, radiator, square arch to -

### KITCHEN/BREAKFAST ROOM:

14'10" x 12'5" (4.52m x 3.78m)

Newly fitted and comprising range of eye and base level units, roll edged work surfaces, inset sink unit, fitted hob with extractor over, fitted oven with cupboards above and below, integrated dishwasher, integrated fridge and freezer, cupboard housing boiler, feature island/breakfast bar with cupboards below, radiator, spotlights, glazed door to side.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard.

### BEDROOM ONE:

14'8" x 11'8" (4.47m x 3.56m)

Rear aspect, double wardrobe, radiator, door to -

### EN-SUITE:

7'3" x 5'11" (2.21m x 1.80m)

White suite comprising double shower cubicle, vanity with inset wash hand basin and low level w.c., heated towel rail, spotlights, extractor fan.

### BEDROOM TWO:

14'5" x 11'6" (4.39m x 3.51m)

Front aspect, built-in double wardrobe.

### BEDROOM THREE:

10'10" x 9'10" (3.30m x 3.00m)

Front aspect, double wardrobe, radiator.

### BEDROOM FOUR:

10'10" x 9'8" (3.30m x 2.95m)

Rear aspect, radiator.

### BATHROOM:

10'11" max x 6' (3.33m max x 1.83m)

Modern suite of panel enclosed bath mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin with mixer tap, low level w.c., heated towel rail, spotlights, tiled flooring, feature mirror with light, extractor fan.

### GARDENS:

To the front of the property is a lawned garden with mature hedging, shingled driveway leading to the front of the house, gate to rear garden. To the rear of the property is a generously sized plot with feature patio leading to lawned garden with mature trees, garden leading to the side of the house with potential to extend - subject to planning.

### AGENTS NOTE:

Please note, there is a planning application in for 3 dwellings to the left of the property.

### 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  
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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	Maximum
85	66

Very energy efficient - lower running costs  
 A 92-100  
 B 81-91  
 C 69-80  
 D 55-68  
 E 39-54  
 F 21-38  
 G 1-20  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 A 82-91  
 B 69-81  
 C 55-68  
 D 39-54  
 E 21-38  
 F 1-20  
 G Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





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 property in 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.

