



Maynards Wood, Chineham, Basingstoke, RG24 8DP
Guide Price £635,000



CHEQUERS

Independent Estate Agents

Maynards Wood, Chineham, Basingstoke, RG24 8DP

CHEQUERS are pleased to offer this generously sized detached home, situated in a select development in the popular Chineham area. The property offers well balanced accommodation including living room, separate dining room, study, conservatory with vaulted ceiling and a 19' kitchen/breakfast room. There is a master bedroom with en-suite, guest bedroom with en-suite, two further bedrooms and a family bathroom arranged on the first floor. Further benefits include a landscaped corner plot and a double garage. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stais to first floor, under stairs cupboard, radiator.

CLOAKROOM:

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

LIVING ROOM:

18'6" x 13'4" (5.64m x 4.06m)

Side and rear aspect, feature fireplace with coal effect fire, wall light point, two radiators, double glazed door to conservatory, glazed double doors to -

DINING ROOM:

11'9" max x 10'11" max (3.58m max x 3.33m max)

Double aspect, double glazed windows, radiator, laminate flooring.

STUDY:

10'7" x 7'2" (3.23m x 2.18m)

Double aspect, radiator, spotlights.

CONSERVATORY:

11'8" x 10'1" (3.56m x 3.07m)

Vaulted ceiling with spotlights, laminate flooring, radiator, double glazed doors to rear garden.

KITCHEN/BREAKFAST ROOM:

19'6" max x 11'5" max (5.94m max x 3.48m max)

Double aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, integrated dishwasher, fitted induction hob with extractor over, fitted oven with cupboards above and below, appliance space, tiled flooring, two radiators, double glazed door to garden, door to -

UTILITY ROOM:

6'9" x 5'2" (2.06m x 1.57m)

Glazed door to side, roll edged work surface, single drainer sink unit with mixer tap, storage cupboard, wall mounted boiler, radiator.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, airing cupboard, radiator.

MASTER BEDROOM:

13'5" ax x 12'8" (4.09m ax x 3.86m)

Rear aspect, two built-in double wardrobes, radiator, door to -

EN-SUITE SHOWER ROOM:

Rear aspect, double glazed window, refitted shower cubicle, vanity unit with inset low level w.c. and wash hand basin with mirror over, chrome heated towel rail.

BEDROOM TWO:

12'6" x 11'5" (3.81m x 3.48m)

Rear aspect, double glazed window, built-in wardrobe, door to -

EN-SUITE SHOWER ROOM:

Side aspect, white suite comprising shower cubicle, low level w.c., wash hand basin, radiator.

BEDROOM THREE:

11'11" max x 9'4" max (3.63m max x 2.84m max)

Front aspect, radiator, built-in double wardrobe.

BEDROOM FOUR:

11'5"x 7'5" (3.48mx 2.26m)

Front and side aspect, double wardrobe, radiator.

FAMILY BATHROOM:

Suite comprising step-in bath with mixer tap and shower attachment, shower cubicle, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, chrome heated towel rail, side aspect.

GARAGE:

18'1" x 17'9" (5.51m x 5.41m)

Double garage with twin up and over doors, light and power, door to rear.

GARDENS:

To the front of the property is a block paved driveway, flower and shrub orders, outside tap. To the rear of the property is an enclosed garden, feature patio with established flower and shrub borders, feature pergola, enclosed to all boundaries.

COUNCIL TAX:

Band G

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.

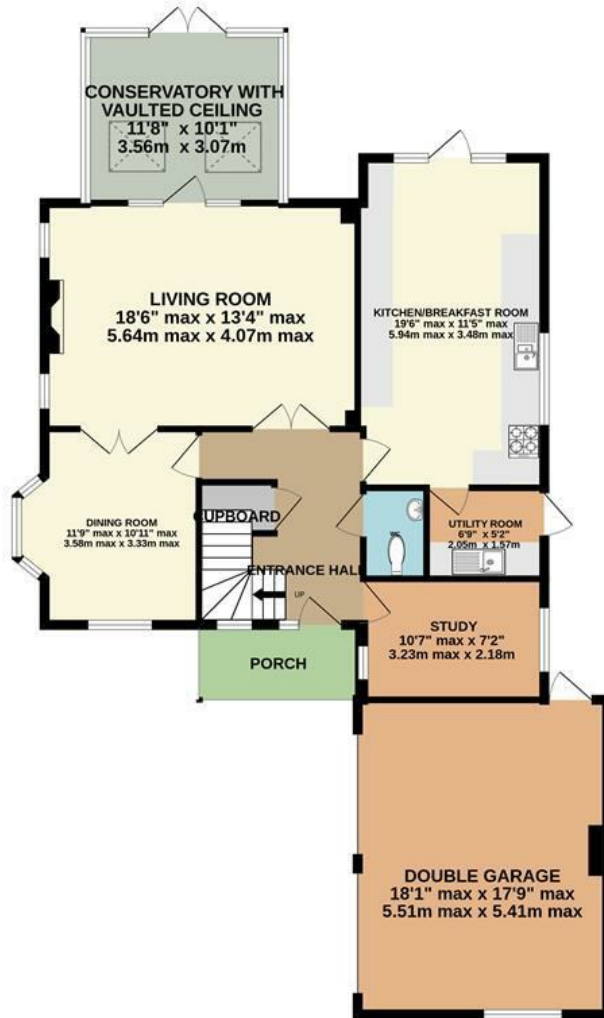
REFERRALS:

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
1204 sq.ft. (111.9 sq.m.) approx.

FIRST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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. The services, systems and appliances shown are for illustrative purposes only and are not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown are for illustrative purposes only and are not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown are for illustrative purposes only and are not intended to be used as a basis for any prospective purchaser.



Energy Efficiency Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
England & Wales	
EU Directive 2002/91/EC	

