



Binfields Close, Chineham, Basingstoke, RG24 8TP  
**Guide Price £530,000**





## Binfields Close, Chineham, Basingstoke, RG24 8TP

CHEQUERS are pleased to offer this detached home situated in a popular area, close to local amenities. the property offers well balanced accommodation with the addition of an annexe to the side. The main residence comprises lounge, separate dining room, kitchen, cloakroom, four bedrooms, en-suite and family bathrooms. Further benefits include off road parking and a private rear garden.

### ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, laminate flooring.

### CLOAKROOM:

Double glazed window, white suite comprising low level w.c., wash hand basin, heated towel rail.

### LOUNGE:

18'3" max x 11' max (5.56m max x 3.35m max)

Double glazed square bow window, ornamental fireplace with fitted gas fire, radiator, door to -

### DINING ROOM:

12'1" x 9'1" (3.68m x 2.77m)

Rear aspect, sliding double glazed doors to garden, radiator, laminate flooring.

### KITCHEN:

11'10" x 7'11" (3.61m x 2.41m )

Rear aspect, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, appliance space, tiled surrounds, tiled flooring, square arch to -

### SIDE LOBBY:

Door to front, door to -

### ANNEXE LIVING AREA:

9'7" x 7'1" (2.92m x 2.16m)

Radiator, spotlights, open plan to -

### KITCHEN AREA:

Range of base level units work surfaces, inset sink unit, fitted oven and hob with extractor over, glazed door to rear garden, door to -

### SHOWER ROOM:

Modern suite comprising shower cubicle, low level w.c., vanity unit with inset wash hand basin, double glazed window.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, double glazed window.

### MASTER BEDROOM:

13'8" max x 11'3" max (4.17m max x 3.43m max)

Front aspect, double glazed window, radiator, built-in double wardrobe, door to -

### EN-SUITE BATHROOM:

Modern suite comprising panel enclosed bath with mixer tap and shower attachment, shower over and shower screen, low level w.c., vanity unit with inset wash hand basin, chrome heated towel rail.

### BEDROOM TWO:

9'7" max x 9'5" max (2.92m max x 2.87m max)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

9'2" max x 7'9" max (2.79m max x 2.36m max)

Rear aspect, double glazed window, radiator.

### BEDROOM FOUR:

9'7" x 6'1" (2.92m x 1.85m)

Front aspect, double glazed window, radiator.

### FAMILY BATHROOM:

White suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, shaver point, chrome heated towel rail,

### GARDENS:

To the front of the property is a lawned area, driveway parking, side access to rear. The garden to the rear has a feature patio leading to lawned area with mature shrubs and trees, timber summer house, outside tap.

### COUNCIL TAX:

BAND E

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### 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  
766 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



#### 4 BEDROOM DETACHED WITH ANNEXE

TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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 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 ©2025



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
49-54 <b>E</b>	
41-48 <b>F</b>	
35-39 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
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