



Gilbard Court, Chineham, Basingstoke, RG24 8RG
Guide Price £575,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this detached home set in a no-through road on the outskirts of the popular Chineham development. Whilst the property requires modernisation, the house offers great potential with accommodation comprising lounge, dining room, kitchen/breakfast room, utility and cloakroom on the ground floor with four bedrooms, en-suite shower and family bathroom arranged on the first floor. The property also benefits from double garage, ample parking and enclosed corner plot. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard.

CLOAKROOM:

Coloured suite of low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:

20'8" x 11'9" (6.30m x 3.58m)

Double aspect, double glazed window to front, sliding patio doors to rear garden, feature brick fireplace with coal effect gas fire, double doors to -

DINING ROOM:

10'1" x 9' (3.07m x 2.74m)

Rear aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

16'4" x 7'6" (4.98m x 2.29m)

Double aspect, double glazed windows to front and rear, double glazed door to garden, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, built-in hob with extractor over, built-in oven with cupboards above and below, appliance space, tiled flooring, door to -

UTILITY ROOM:

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

Rear aspect, butler sink with appliance space to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

12'3" x 11'10" (3.73m x 3.61m)

Front aspect, double glazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

6'11" x 3'6" (2.11m x 1.07m)

Coloured suite comprising panel shower cubicle, low level w.c., wash hand basin with tiled splash back, radiator, double glazed window.

BEDROOM TWO:

12'8" x 9' (3.86m x 2.74m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

11'7" x 9'4" (3.53m x 2.84m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

8'10" x 6'5" (2.69m x 1.96m)

Rear aspect, double glazed window, radiator.

FAMILY BATHROOM:

Coloured suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds, radiator, double glazed window.

GARDENS:

To the front of the property is a lawned garden with block paved driveway leading to garage and pathway to the front door, shrub borders, side gate access. To the rear of the property is an enclosed garden with a private aspect, patio leading to lawned area, mature hedging.

DOUBLE GARAGE:

16'4" max x 16'1" max (4.98m max x 4.90m max)

Electric roller door, light and power, rafter storage space.

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.



LOUNGE
20'8" max x 11'9" max
6.30m max x 3.58m max

DINING ROOM
10'1" max x 9'6" max
3.07m max x 2.90m max

KITCHEN/BREAKFAST ROOM
10'4" max x 7'5" max
3.19m max x 2.26m max

DOUBLE GARAGE
16'4" max x 16'1" max
4.98m max x 4.90m max

UTILITY ROOM
7'8" x 5'7"
2.29m x 1.69m

ENTRANCE HALL

WC

STAIRS
UP

The floor plan shows a central landing area with a staircase leading up and down. To the left of the landing is the Master Bedroom (11'9" max x 11'3" max) with a 3.50m max x 3.42m max area. To the right of the landing is the Bathroom (5'2" max x 6'6" max) with a 3.01m max x 3.91m max area. Above the landing are three bedrooms: Bedroom 3 (11'7" max x 9'4" max, 3.53m max x 2.84m max), Bedroom 4 (8'10" max x 6'5" max, 2.69m max x 1.96m max), and Bedroom 2 (12'8" max x 9'6" max, 3.86m max x 2.74m max). The plan also includes an Ensuite and a Dressing Room (DRESSING).

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) approx.

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