



Somerville Gardens, Sherborne Fields, Basingstoke, RG24 9XF  
**Guide Price £470,000**



## Somerville Gardens, Sherborne Fields, Basingstoke, RG24 9XF

Chequers are pleased to offer this semi detached, three storey family house located on the edge of the popular Sherborne Fields development. Situated at the end of a cul de sac, the property offers spacious accommodation, south facing gardens, garage and parking for several vehicles.

### FRONT:

Covered storm porch, light point, outside water tap, front door opens to;-

### ENTRANCE HALL:

Stairs lead to first floor landing, radiator, storage cupboard.

### CLOAKROOM:

White suite comprising low level w.c. corner wash hand basin, tiled flooring, radiator, recessed ceiling lighting, double glazed window.

### LIVING ROOM:

16'2 x 15'5 (4.93m x 4.70m)

Double aspect with a square bay window to side, double glazed French doors to garden, radiator, under stairs cupboard.

### KITCHEN:

8'9 x 8'2 (2.67m x 2.49m)

Front aspect, modern fitted kitchen, bespoke solid stone work surfaces and surrounds, inset sink unit, built-in hob with extractor over, built-in oven with cupboards above and below, integrated dishwasher and washing machine, integrated fridge and freezer, recessed ceiling lighting tiled flooring, kick panel heater.

### STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor, airing cupboard, radiator.

### BEDROOM ONE:

13'2 x 9'8 (4.01m x 2.95m)

Radiator, fitted wardrobe cupboards, windows to front aspect.

### EN SUITE SHOWER ROOM:

White suite comprising of walk in shower, fitted shower and hand shower attachment, low level w.c. pedestal wash hand basin, mixer tap, tiled

splashback, part tiled walls, shaver point, tiled flooring, recessed ceiling lighting, window.

### BEDROOM TWO:

15'5 x 9'0 (4.70m x 2.74m)

Radiator, windows to rear aspect.

### STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:

From Landing, staircase to SECOND FLOOR. Landing, access to loft space, airing cupboard.

### BEDROOM THREE:

15'5 x 9'0 (4.70m x 2.74m)

Radiator, windows to the front aspect, storage cupboard.

### BEDROOM FOUR:

9'0 x 9'0 (2.74m x 2.74m)

Radiator, window to the rear aspect.

### BEDROOM FIVE:

9'0 x 6'2 (2.74m x 1.88m)

Radiator, window to rear aspect.

### BATHROOM:

White suite comprises an enclosed panel bath, fitted shower, hand shower attachment, pedestal wash hand basin, low level w. c, half tiled walls, shaver point, recessed ceiling lighting, tiled flooring, window.

### OUTSIDE:

To the front, pedestrian gate and pathway leading to The Rear Garden, south facing with paved patio, opening to an area of lawn, sleeper style timbers provide a retaining wall, paved pathway to garage and rear pedestrian gate. Opening to side area of garden, decked, small green house and garden shed. Garage measuring 19'01 x 9'11, metal up and over door (currently sealed), light and power, workshop area, personal door to side. To the front of the garage there is parking for two/three vehicles.

### PLEASE NOTE:

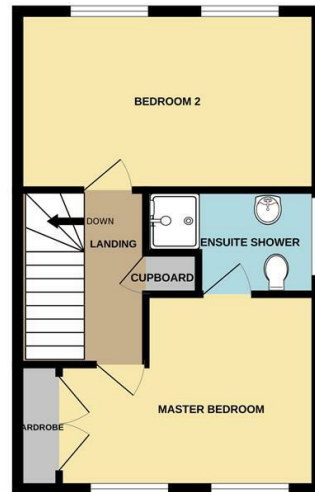
Well maintained, landscaped communal grounds around the development, we understand the minimal management costs can be variable, for example the amount paid for 2026 was £121.00, in 2024, it was £290,00.



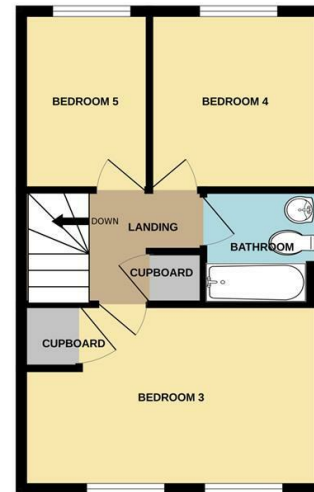
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-64                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 35-39                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92-100  | A |                         |           |
| 81-91   | B |                         |           |
| 69-80   | C |                         |           |
| 55-64   | D |                         |           |
| 49-54   | E |                         |           |
| 41-48   | F |                         |           |
| 35-39   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

