



Wither Rise, Oakley, Basingstoke, RG23 7BP
Guide Price £340,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this spacious and versatile 3 - 4 bedroom semi-detached home in the sought after village of Oakley. The accommodation includes 16' x 11'10" lounge, refitted 17'4 x 12'3 max kitchen/breakfast room, family room/bedroom 4, cloakroom, three double bedrooms and a family shower room. The property also benefits from gas radiator heating and double glazing. There is a block paved driveway leading to detached garage and an enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, stairs to first floor, radiator, door to -

INNER LOBBY:

Gas first boiler, door to -

CLOAKROOM:

5'1" x 3'4" (1.55m x 1.02m)

Side aspect, double glazed window, low level w.c., wash hand basin, tiled flooring, radiator.

LOUNGE:

16' x 11'10" (4.88m x 3.61m)

Front aspect, double glazed window, feature fireplace with coal effect gas fire, t.v aerial point, radiator.

FAMILY ROOM/BEDROOM FOUR:

12'10" x 9' (3.91m x 2.74m)

Front aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

17'4" max x 12'3" max, 8'10" min (5.28m max x 3.73m max, 2.69m min)

Rear aspect, two double glazed windows, refitted and comprising range of eye and base level units, roll edged work surfaces, inset sink unit, fitted oven and hob with extractor hood over, integrated dishwasher, plumbing for washing machine, appliance space, breakfast bar, under stairs cupboard, radiator, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space.

BEDROOM ONE:

12'9" x 10'10" (3.89m x 3.30m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

12' x 8'10" (3.66m x 2.69m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

11' x 8'1" (3.35m x 2.46m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

12' max, 9' min x 5'5" (3.66m max, 2.74m min x 1.65m)

Double glazed window, shower cubicle with power shower, low level w.c., pedestal wash hand basin, heated towel rail, shaver/light point, airing cupboard.

GARDENS:

To the front of the property is a block paved driveway leading to garage, lawned area. To the rear of the property is a patio leading to lawned area, ornamental pond, greenhouse, pergola, outside tap, side gate to driveway, enclosed by panelled fencing.

GARAGE:

17'1" x 8'3" (5.21m x 2.51m)

Detached garage with up and over door. PLEASE NOTE - there is currently a block paved ramp that will need to be removed to allow vehicular access to the garage.

AGENTS NOTE:

PLEASE NOTE - there is currently a block paved ramp that will need to be removed to allow vehicular access to the garage.

DIRECTIONS:

Leave Basingstoke on the B3400 towards Newfound and Whitchurch. Continue through Newfound and the left into Fox Lane (by the Fox Public House). At the crossroads turn right into Pack Lane and take the 2nd turning left into Lightsfield. Take the 1st turning right into Turnpike Way where Wither Rise is on the left.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



