



Morris Rise, Chineham, Basingstoke, RG24 8LD
Guide Price £775,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this executive detached residence situated in a select road of just 4 properties, off the Reading Road. The property offers generously sized flexible accommodation including reception hall, lounge with feature fireplace and log burner, dining room, kitchen/breakfast room, utility, master bedroom with en-suite, second bedroom with e-suite, two further bedrooms and a family bathroom. The second floor offers bedroom 5 and office space/potential bedroom 6 if required. Further benefits include corner plot, detached garage and NO ONWARD CHAIN. Viewing is essential to appreciate the sought after location and accommodation on offer. (draft particulars - awaiting vendors approval)

RECEPTION HALL:

15' max x 11'6" max (4.57m max x 3.51m max)

Glazed front door, tiled flooring, stairs to first floor, cat5 network cabling and coaxial TV cabling distributed into many rooms from central patch panels in the understairs cupboard, radiator.

CLOAKROOM:

Low level w.c., wash hand basin, tiled flooring, radiator, spotlights, double glazed window.

LOUNGE:

20'3" x 13" (6.17m x 3.96m)

Dual aspect, double glazed windows, French doors to rear garden, fireplace with log burner, spotlights.

DINING ROOM:

11'2" x 10'3" (3.40m x 3.12m)

Front aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

18'5" max, 11'6" min x 13'5" max, 9'4" min (5.61m max, 3.51m min x 4.09m max, 2.84m min)

Luxury kitchen/breakfast room, range of eye and base level units, feature wood work surfaces, inset single drainer sink unit with mixer tap, built-in Range Master oven with 6 ring hob over and extractor hood, eye level display units, wine rack, integrated fridge and freezer, dishwasher, feature flooring, double glazed French doors to garden, radiator, spotlights, door to -

UTILITY ROOM:

9'3" x 4'1" (2.82m x 1.24m)

Eye and base level units, work surfaces, inset sink unit with mixer tap, appliance space, double glazed door to side, double glazed window.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, door to stairs to second floor.

MASTER BEDROOM:

13' x 11'7" (3.96m x 3.53m)

Rear aspect, double glazed window, built-in twin wardrobes, spotlights, radiator.

EN-SUITE BATHROOM:

10'3" x 8'1" max, 5'5" min (3.12m x 2.46m max, 1.65m min)

4 piece suite comprising panel enclosed bath with mixer tap, double shower cubicle, low level w.c., wash hand basin, heated towel rail, spotlights, double glazed window.

BEDROOM TWO:

11'3" x 9'6" (3.43m x 2.90m)

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

EN-SUITE SHOWER ROOM:

9'8" max x 4'1" max (2.95m max x 1.24m max)

White suite comprising shower cubicle, pedestal wash hand basin, low level w.c., spotlights, radiator, double glazed window.

BEDROOM THREE:

14'7" x 10' max, 7'7" min (4.45m x 3.05m max, 2.31m min)

Front aspect, double glazed window, radiator.

BEDROOM FOUR:

10'8" x 7'9" (3.25m x 2.36m)

Front aspect, double glazed window, radiator, double wardrobe.

FAMILY BATHROOM:

9'8" x 8' max, 6'1" min (2.95m x 2.44m max, 1.85m min)

Luxury white suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, tiled surrounds, spotlights, heated towel rail, double glazed window, extractor fan.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING

BEDROOM FIVE:

17'8" x 13'4" (5.38m x 4.06m)

Sky light windows, spotlights, eaves storage space, airing cupboard housing boiler and water tank - superb room offering flexible accommodation either as bedroom 5 or home office,

BEDROOM SIX:

13'3" max x 13' (4.04m max x 3.96m)

Sloping ceiling, accessed from bedroom 5, radiator, eaves storage, spotlights.

GARDENS:

The property boasts a corner plot enjoying a good level of privacy. To the front of the property is block paved driveway to garage, mature shrubs. To the rear of the property is a feature patio leading to lawned area, flower and shrub borders, decking area to side approached by twin gates from driveway, outside tap and lighting.

GARAGE:

18' x 17'5" (5.49m x 5.31m)

Up and over door, light and power, rafter storage space, personal door to side.

AGENTS NOTE:

There is a charge for road upkeep and insurance of £457.00 per annum (£38.00 pm)

The property has cat5 network cabling and coaxial TV cabling distributed into many rooms from central patch panels in the under stairs cupboard.

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.



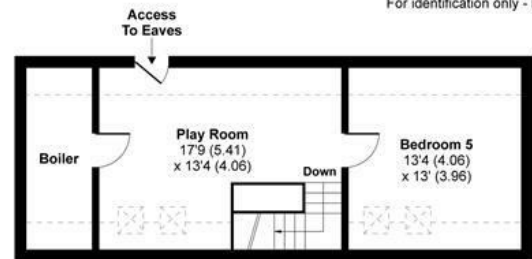
Chineham, Basingstoke, RG24

Approximate Area = 2390 sq ft / 222 sq m (includes garage)

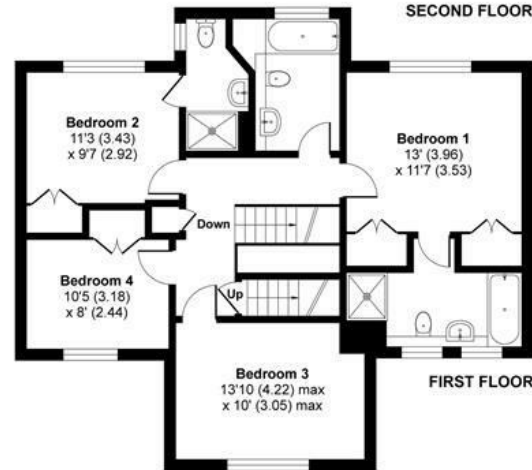
Limited Use Area(s) = 127 sq ft / 11.8 sq m

Total = 2517 sq ft / 233.8 sq m

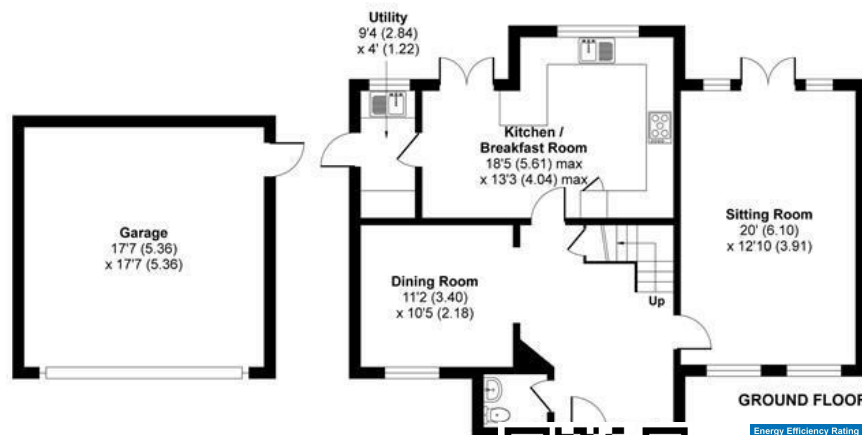
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement S International Property Measurement Standards (IPMS2 Residential). © Produced for Chequers Estate Agents (Basingstoke) Ltd. REF: 71479/



Energy Efficiency Rating	
Current	Potential
70	73
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
D	C
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	



