



Fighting Cocks Place, Tadley, Hampshire, RG26 3BH
Offers In Excess Of £400,000



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CHEQUERS are delighted to market this well presented four bedroom home, located in a private development on the outskirts of Tadley. The property boasts a contemporary style with accommodation over three floors. The ground floor offers a cloakroom, lounge/dining room with access to the rear garden and a modern fitted kitchen. The first floor has three bedrooms and a 4 piece family bathroom with the master bedroom and en-suite shower room on the second floor. Further benefits include double glazing, gas radiator heating and two allocated parking spaces.

ENTRANCE HALL:

Double glazed front door, radiator, stairs to first floor, wood effect hard flooring through to lounge/dining room.

CLOAKROOM:

Front aspect, double glazed window, low level w.c., pedestal wash hand basin, radiator, extractor fan.

KITCHEN:

10'6" x 8'9" (3.20m x 2.67m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset Franke sink with mixer tap, fitted oven and hob with extractor over and tiled splash back, integrated fridge/freezer, space and plumbing for washing machine and dishwasher.

LOUNGE/DINING ROOM:

18'5" max x 15'5" max (5.61m max x 4.70m max)

Rear aspect, double glazed windows, double glazed French doors to garden, two feature radiators, feature electric flame effect fire, storage cupboards and shelving to either side of the fireplace, under stairs cupboard.

STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor, radiator, airing cupboard.

BEDROOM TWO:

15'10" max x 9'8" (4.83m max x 2.95m)

Front aspect, twin double glazed windows, built-in double wardrobe.

BEDROOM THREE:

10'2" x 7'3" (3.10m x 2.21m)

Rear aspect, double glazed window, feature wood panelled wall, radiator.

BEDROOM FOUR:

7'9" x 7'4" (2.36m x 2.24m)

Rear aspect, double glazed window, radiator, feature wood panelled wall.

FAMILY BATHROOM:

10'7" max x 6'11" max (3.23m max x 2.11m max)

Four piece suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., vanity unit with inset wash hand basin and cupboards below, walk-in shower with sliding glass door, chrome heated towel rail, tiled flooring.

SECOND FLOOR LANDING:

Door to -

MASTER BEDROOM:

14' x 11'5" (4.27m x 3.48m)

Double glazed skylight window, built-in wardrobe, radiator, access to loft space, two eaves storage cupboards, door to-

EN-SUITE SHOWER ROOM:

6'5" x 5'9" max (1.96m x 1.75m max)

Skylight window, corner shower cubicle, low level w.c., pedestal wash hand basin, shaver point, radiator and electric chrome heated towel rail, extractor fan, tiled flooring.

GARDENS:

To the front of the property is allocated parking for 2 cars (numbered 9), small shingled garden. The garden to the rear enjoys a private aspect, paved patio and decked area, lawned area with further raised decking to the rear, garden shed, enclosed by timber fencing.

COUNCIL TAX:

Band D

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:

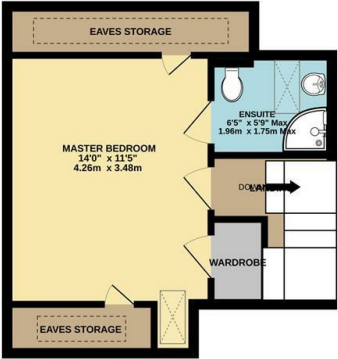
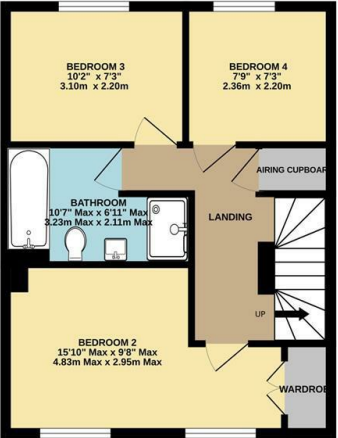
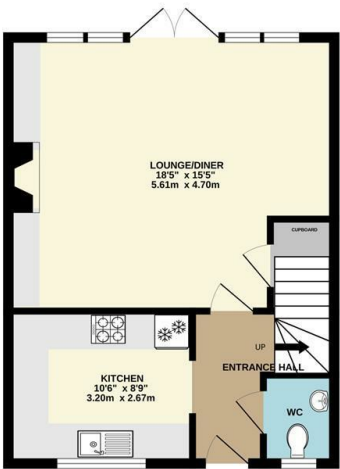
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



4 BEDROOM DETACHED

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	90	
81-91	B			
69-80	C			
55-68	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 ₂) Rating		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
92-100	A			
81-91	B			
69-80	C			
55-68	D			
49-54	E			
41-48	F			
35-39	G			
Not environmentally friendly - higher CO ₂ emissions				
England & Wales		EU Directive 2002/91/EC		

