Martins Wood, Chineham, Basingstoke, RG24 8TR

Guide Price £600,000

CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer for sale this well presented detached home, set in the heart of the popular Chineham development. The property has been extended over the years to offer flexible accommodation including cloakroom, lounge leading to dining/family room with vaulted ceiling, study, modern kitchen & utility room. The first floor is approached via a galleried landing and provides a master bedroom with en-suite, three further bedrooms and a family bathroom. Further benefits include a private corner plot, garage and driveway parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:
White suite comprising low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:
17'3" x 15'1" (5.26m x 4.60m)
Rear aspect, bi-fold doors to garden, wall light points, door to study, open to -

DINING/FAMILY ROOM:
20'7" x 11'3" (6.27m x 3.43m)
Feature vaulted ceiling with sky light windows, bi-fold doors to rear garden, radiator, under floor heating, door to kitchen.

STUDY:
9'8" x 7'1" (2.95m x 2.16m)
Rear aspect, double glazed French doors to gardenm, feature spotlights.

KITCHEN:
10'5" x 9'9" (3.18m x 2.97m)
Front aspect, range of eye and base level units, feature work surfaces, inset sink unit with mixer tap, cooker point with extractor over, appliance space, tiled surrounds, arch to -

UTILITY ROOM:
9'7" x 3'11" (2.92m x 1.19m)
Front aspect, door to side, eye and base level units, work surfaces, inset bowl with mixer tap, tiled surrounds.

STAIRCASE GIVES ACCESS TO GALLERIED LANDING:
Storage cupboard, access to loft space, double glazed window, radiator.

MASTER BEDROOM:
13' x 9'10" (3.96m x 3.00m)
Rear aspect, double glaze window with feature shutters, radiator, door to -

EN-SUITE SHOWER ROOM:
9'10" x 5'5" (3.00m x 1.65m)
Rear aspect, double glazed window, double shower cubicle, wash hand basin, low level w.c., tiled surrounds, tiled flooring, spotlights, feature chrome heated towel rail, vanity unit.

BEDROOM TWO:
19' x 7'1" (5.79m x 2.16m)
Double aspect windows with feature shutters, spotlights, radiator.

BEDROOM THREE:
11'5" x 10'1" (3.48m x 3.07m)
Rear aspect, double glazed window, radiator.

BEDROOM FOUR:
8'10" x 7' (2.69m x 2.13m)
Front aspect window with feature shutters, radiator, spotlights.

FAMILY BATHROOM:
7'1" x 5'10" (2.16m x 1.78m)
Front aspect, double glazed window, white suite comprising panel enclosed bath with shower over, shower screen, pedestal wash hand basin, low level w.c., shaver point.

GARAGE:
With up and over door.

GARDENS:
To the front of the property is a block paved driveway leading to garage, lawned garden with twin side gate accesses. To the rear of the propert is a good sized garden, feature patio leading to artificial lawn, feature decking area to the rear, further raised decking with inset hot tub (please refer to agent),outside lighting.

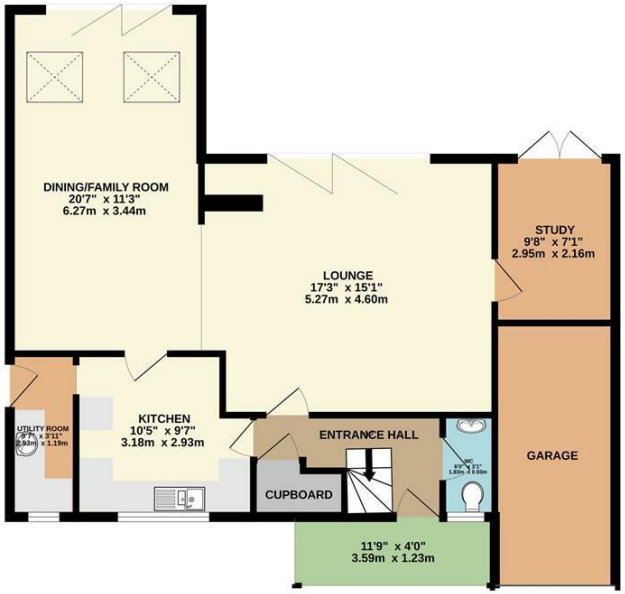
AGENTS NOTE:
Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

COUNCIL TAX:
Band E

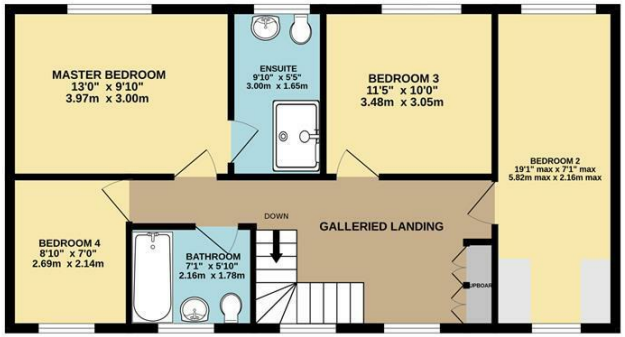
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

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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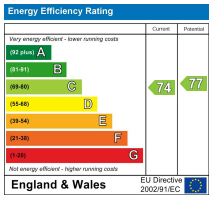

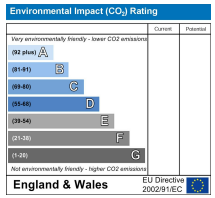

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.