



Monk Sherborne Road Charter Alley Hampshire RG26 5PS

Winkworth



## Monk Sherborne Road

Charter Alley Hampshire RG26 5PS

### Accommodation

Entrance hall  
Cloakroom  
Living room  
Kitchen/diner  
Utility room  
Store  
Four bedrooms  
Bedroom five/office  
En-suite shower room  
Family bathroom  
Driveway parking  
Gardens

### Description

This modern high specification family home has a wonderful setting with far reaching views out over open countryside. It is located in the small Hampshire village of Charter Alley, located within the Basingstoke, Reading and Newbury triangle – tranquil and yet very convenient, particularly for the commuter. It is also within catchment for The Priory Primary School.

The spacious accommodation is arranged over three floors, with a velux balcony window on the top floor – the perfect spot for a morning coffee staring out into the distance.

The front door opens into the entrance hall which has travertine stone flooring that extends through into the attractive cottage styled kitchen/diner at the back of the house. This is fitted with shaker style storage and display units, complemented by stone composite work surfaces with an inset ceramic sink and Siemens gas hob. In addition, there is a Siemens self-cleaning oven and an integrated Neff larder fridge.

The dining area has French doors out into the rear garden and a door into the utility room, which houses the gas fired boiler. Beyond the utility is a large storage room, converted from the original garage.

To the front of the house is the living room and this has a log burner inset into a fireplace with an oak mantelpiece.

Completing the ground floor is the downstairs loo and a deep cupboard under the stairs.

The first floor has four good size bedrooms, three having built-in wardrobes with the main bedroom having the luxury of a walk-in wardrobe in addition to a stylish en-suite shower room, which has Roca sanitary ware, as does the family bathroom that has a shower and screen over the bath.

Heading up to the top floor there is a large fifth bedroom that could double as an office, studio or den – this is the room with a view, having the velux balcony window. It also has doors giving access to lots of eaves storage space.

To the front of the house is a block paved driveway with parking for four or five vehicles and raised flower and shrub beds enclosed by hardwearing African Azobe hardwood sleepers.

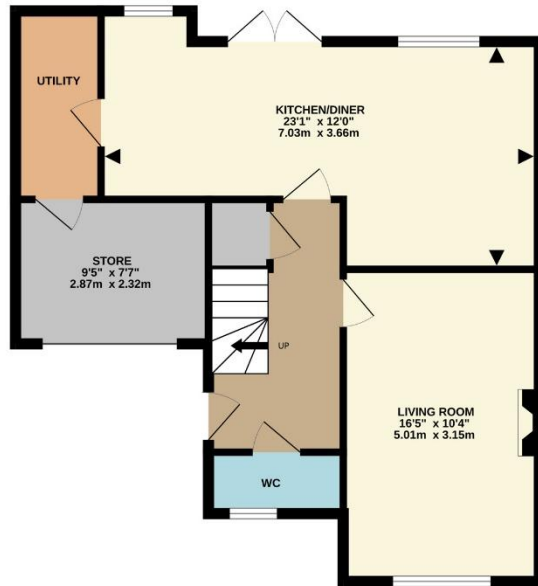
The rear garden has a raised hardwood deck with a well tended lawn beyond. There are also espalier fruit trees and a summer house.



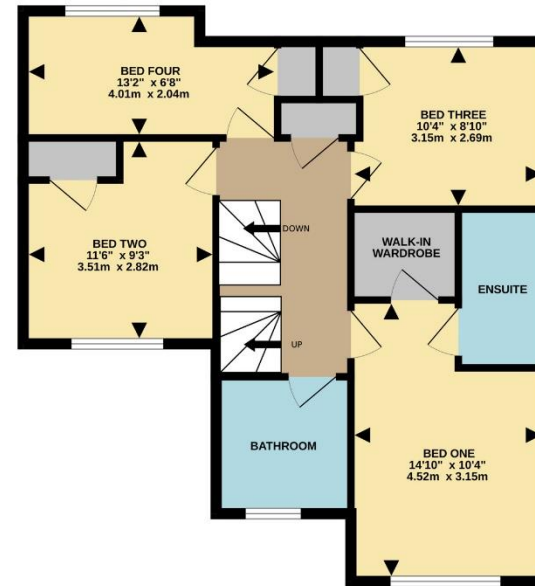
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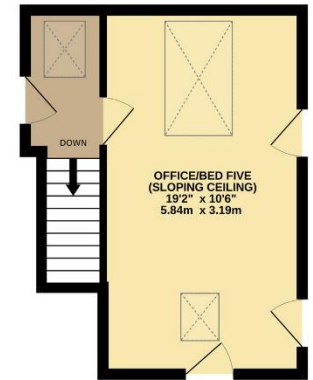
GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Basingstoke Office

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