



Chequers Road Basingstoke Hampshire RG21 7PU

Winkworth



## Chequers Road

Basingstoke Hampshire RG21 7PU

### Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Kitchen/breakfast room  
Cellar  
Three bedrooms  
Bathroom  
Gardens  
Permit parking

### Description

This large Edwardian house has a very central location and is offered for sale with no onward chain! It offers plenty of space and retains lots of character making this a very special home indeed.

Being so close to town, it is a short stroll from the 'Festival Place' shopping and leisure centre and Basingstoke's mainline railway station (just 45 minutes into London Waterloo).



A recessed front door leads into the hallway, which has a very attractive oak floor with a walnut inlay. Off to the right is the living room with a bay window, log burner (not tested) and hand made storage cupboard in the chimney recess. There are also exposed floorboards, as in the dining room, which has a fireplace and further built-in cupboards either side of the chimney.

The kitchen/breakfast room has bespoke hand made cupboards and drawers, complemented by period style floor tiling, 'Corian' worksurfaces and a ceramic Butler sink. There is also an integrated dishwasher and fridge/freezer plus a central island and French doors to the rear garden.

Completing the ground floor is the downstairs loo, which has a stylish contemporary suite.

The first floor has three double bedrooms, all with

exposed floorboards, with the largest having fitted wardrobes (not shown on the floor plan).

The bathroom has a white Edwardian styled suite with a roll edge bath and a large shower cubicle.

The house also has a useful cellar, with access from the hallway.

Externally there is an enclosed front garden with a tiled footpath leading up to the front door. There is a walled south facing garden to the rear that has plenty of interest, with a large, paved terrace and a lawn that has deep, well stocked flower and shrub borders. At the end is a brick built-shed.

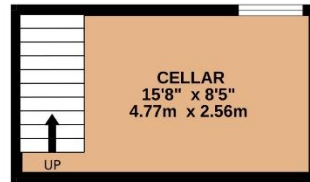
Parking is 'on-street' with a residents parking permit scheme in place. The current charge for a resident parking permit is £55 per year and visitor permits are also £55 per year.



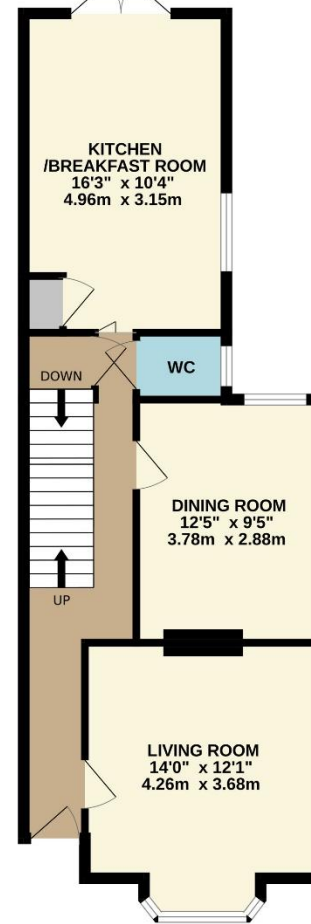
# Chequers Road

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CELLAR  
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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## Basingstoke Office

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