



Fennel Close Chineham Basingstoke RG24 8XF

Winkworth



## Fennel Close

Chineham Basingstoke RG24 8XF

### Accommodation

Hallway  
Cloakroom  
Living room  
Dining room  
Study  
Kitchen/breakfast room  
Utility room  
Four bedrooms  
En-suite shower room  
Bathroom  
Double width garage

### Description

A good looking four bedroom detached home offering plenty of space. It is set within a cul-de-sac in the popular Chineham area, which continues to draw families as it offers schools and lots of local amenities within walking distance.

It is also handy for the M3 & M4 motorways as well as Basingstoke town centre and railway station, with its fast service into London Waterloo (approximately 45 minutes).



The house has a wide central hallway with a deep storage cupboard under the stairs. Off to the right is the twin aspect living room which has bifold doors out to the rear garden. Double doors lead through into the dining room.

The contemporary styled kitchen/breakfast room has stone composite work surfaces complemented by high gloss finish cupboards and drawers with soft closing doors. There is a 1½ bowl sink unit and an inset five ring gas hob with integrated appliances including full height fridge and freezer, oven, grill and dishwasher. The work surface also fans out at one end to provide a breakfast bar.

The large utility room provides further storage space and has an integrated washing machine and tumble dryer. An internal door leads into

the double width garage, which has power and light.

The ground floor is completed with a study and downstairs loo.

Heading upstairs, there is a galleried style landing with four good size bedrooms. The two largest have built-in wardrobes with the main bedroom also having an ensuite shower/wet room – this has a walk-in shower with dual function shower heads.

The family bathroom also has a dual function shower over the bath.

Externally, the front garden has a small area of lawn with a double width driveway leading to the garage.

The rear garden is south-west facing and has paved terracing, a raised timber deck with a lawn in between.

The house also benefits from photovoltaic panels, generating electricity during daylight hours.

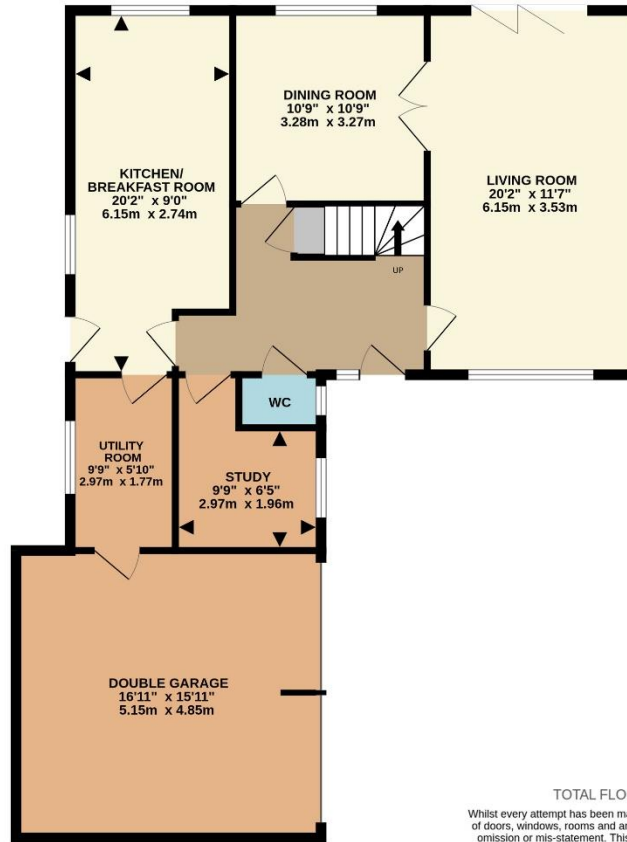


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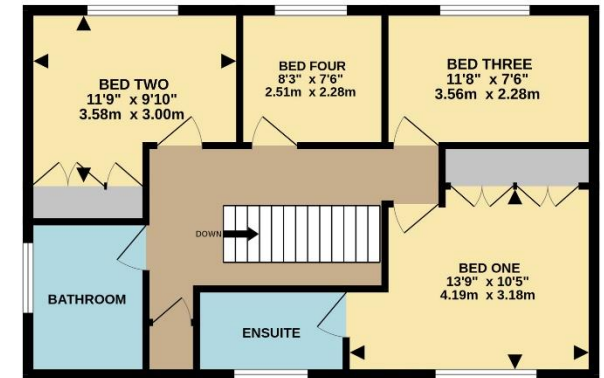
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher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

GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 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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