



Tamar Wolverton Common Tadley Hampshire RG26 5RY

Winkworth



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Hampshire RG26 5RY

Accommodation

Entrance hall
Lounge/diner
Kitchen/breakfast room
Conservatory
Three double bedrooms
Bathroom
Large garage
Gardens

Description

This spacious three bedroom detached bungalow stands in a plot approaching a quarter of an acre (0.23) and is offered for sale with no onward chain!

There is plenty of scope for extension, subject to consents.

It is situated in the pretty hamlet of Wolverton Common, which lies between the major towns of Basingstoke and Newbury.



The property has a wide central hallway leading through to the kitchen/breakfast room. This has been fitted with white, high gloss finish units complemented by polished granite worksurfaces and a 1½ bowl stainless steel Franke sink. It has an inset hob with a wide oven and grill below, and an integrated dishwasher and fridge.

The twin aspect lounge/diner offers a huge amount of space and has sliding doors out to the conservatory, which is timber framed with double glazed windows.

There are three double bedrooms, two of which have fitted wardrobes.

The bathroom has been stylishly fitted with Villeroy and Boch sanitary ware and has a panelled bath with a shower and screen over, low level wc and

hand wash basin with fitted storage cupboards.

Parking is good here with a block paved driveway for four or five cars and a long attached garage that has power and light.

A particular feature of this home are the extensive gardens. The rear garden has a large paved terrace which is partly covered and is ideal for outdoor dining and entertaining. Beyond this are sweeping lawns between well stocked flower and shrub beds with a water feature cascading into a fishpond. Tucked into the far corner is a vegetable plot with a greenhouse and timber summerhouse/shed.

The property has an oil fired boiler and septic tank drainage.

Agents Note: A personal interest is declared in that the sellers are related to Winkworth staff members.

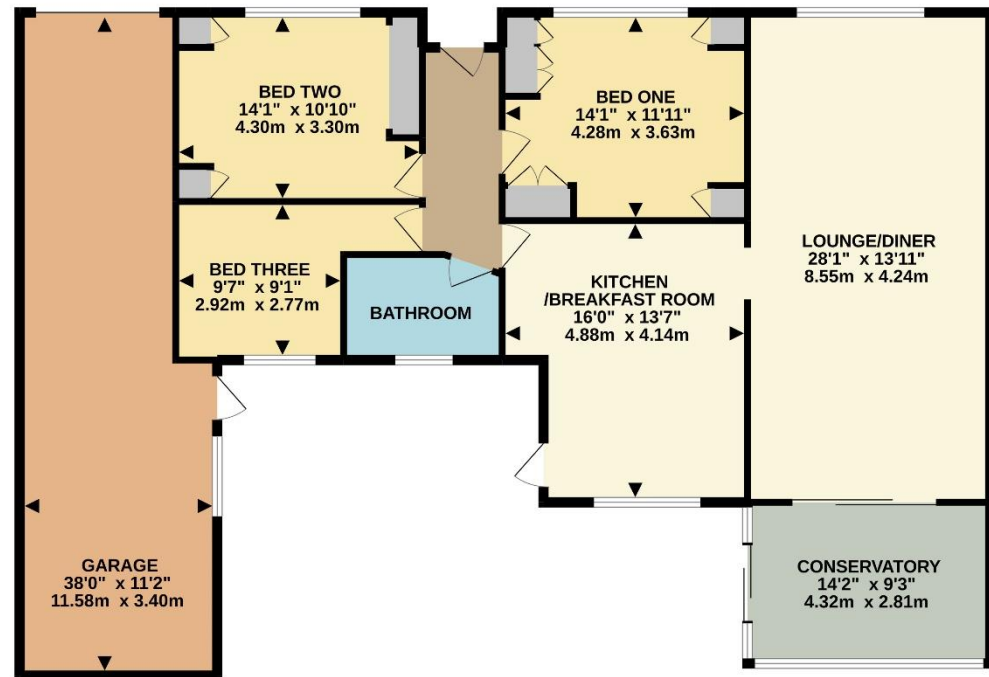


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GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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