



**£ 725000**

**4 Bed House - Detached, Reading Road, Chineham, Basingstoke**

Barons Estate Agents are pleased to offer this extremely well presented family home. The accommodation to the first floor benefits from a master bedroom with air conditioning, 4 piece en suite, 3 further bedrooms and a family bathroom. The ground floor enjoys an entrance hall leading to all rooms, lounge with log burner, dining room, study, conservatory, cloakroom and fitted kitchen. To the front of the property there is a five bar gate leading to a gravel drive with parking for several cars and side access to the rear garden. The rear garden offers a private patio area leading to a large garden laid to lawn with well stocked mature flower shrub borders. There is also the benefit of a detached brick built home office with kitchenette area, cloakroom and air condition system, offering a great work life balance.

## location

Reading Road is in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers an Iceland, Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs. Great Binfield's and Four Lanes Schools, dentist and doctors are all within walking distance.

## Tenure

Freehold

## Council Tax

Band F

## Extra Services

Barons Estate Agents 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.

## 🏠 KEY POINTS & FEATURES

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- |                      |               |                     |
|----------------------|---------------|---------------------|
| 🏠 4 Bedrooms         | 🏠 2 Bathrooms | 🏠 3 Reception Rooms |
| 🏠 Conservatory       | 🏠 Kitchen     | 🏠 Cloakroom         |
| 🏠 Garden Room/Office | 🏠 Garden      | 🏠 Driveway          |

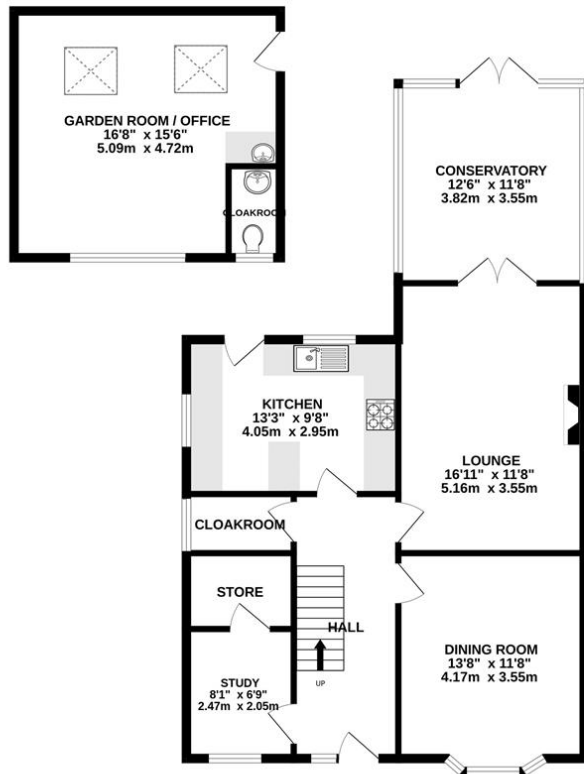




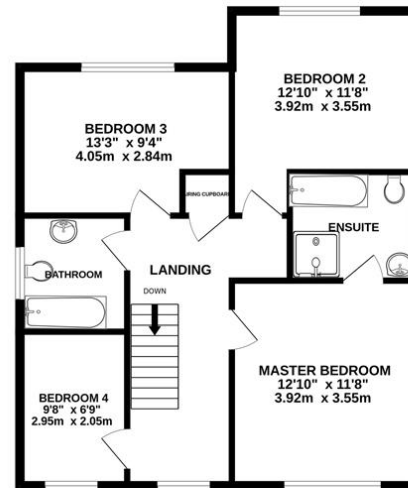




GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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