



**47 READING ROAD**  
Chineham, Hampshire

**RANDALLS**  
RESIDENTIAL



## 47 READING ROAD CHINEHAM, BASINGSTOKE, HAMPSHIRE, RG24 8LT

Reception hall • cloakroom • spacious open plan  
L-shaped kitchen/dining room with orangery off sitting  
room • study • utility room • master bedroom with  
en suite bathroom • four further double bedrooms  
• family bathroom and shower room gardens • garage  
• EPC Band C.

### SITUATION

Chineham is a popular residential area located just some 3 miles from the centre of Basingstoke with its own schools, medical practice and shopping centre. Basingstoke itself offers an extensive range of leisure, recreational and educational facilities with the Festival Place shopping centre and The Anvil and Haymarket theatres. Commuting is excellent. Basingstoke station has fast and frequent services to London Waterloo from 45 minutes, and both the M3 (J6) and M4 (J11) are easily accessible being some 3 miles and 12 miles distant, respectively.

### THE PROPERTY

47 Reading Road has been greatly improved and extended by the current owners over the last four years. It now offers extremely comfortable family accommodation in excellent order throughout.

On the ground floor, the front door opens to the reception hall from which the stairs rise to the first floor. To one side is the sitting room and to the other, the study, both overlooking the front garden. The heart of the home is the open plan 'lifestyle' kitchen/dining room which opens to the orangery. This is comprehensively and fully-fitted with an extensive range of units and ample work surfaces and with quality fitted appliances. There is a tiled floor and French doors open to the rear garden. There is also a utility room and a cloakroom.

On the first floor there is a staircase rising to the second floor from the landing. The master bedroom has a walk-in wardrobe and a luxurious en suite bathroom. There are two other double bedrooms and the family bathroom.

**A GREATLY IMPROVED AND EXTENDED DETACHED FAMILY HOME  
LOCATED ON THE EVER POPULAR READING ROAD AND OFFERED  
IN EXCELLENT ORDER THROUGHOUT.**





On the second floor there are two further double bedrooms and a shower room.

### OUTSIDE

To the front, the garden is partly walled and is approached through twin wooden gates over a gravel driveway providing parking for a number of cars, and there is an attached single garage to one side.

To the rear, the garden is fully enclosed. There is a paved terrace and an area of lawn with artificial turf for ease of maintenance.

## ADDITIONAL INFORMATION

**Services:** All mains services are connected.

**Local Authority:** Basingstoke and Deane Borough Council

**Viewing:** By prior appointment through Randalls Residential on 01256 345635

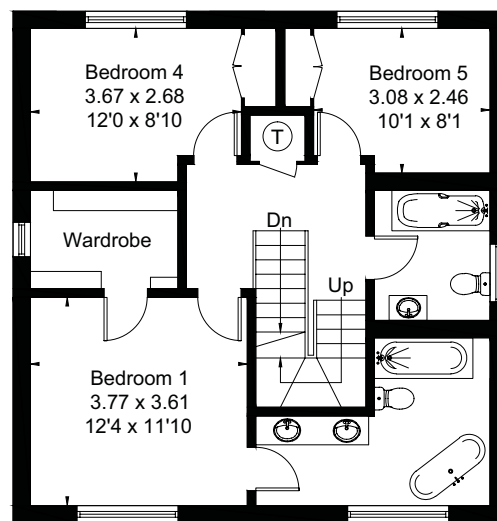
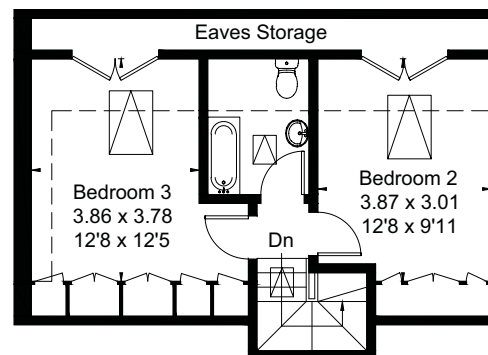
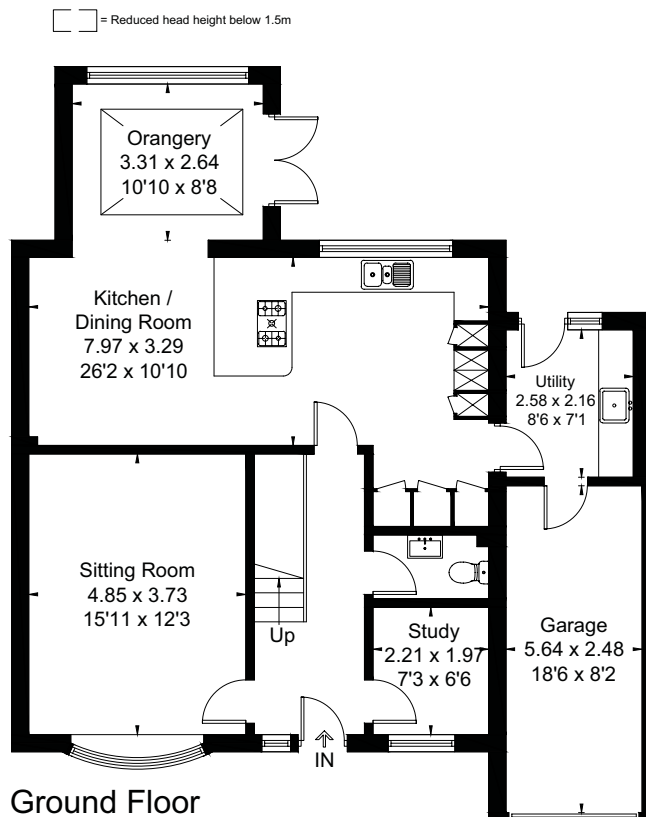
**Directions to RG24 8LT:** From the M3, leave on junction 6 and join the A339, following signs for Reading and the A33. Pass the turning to Basingstoke town centre and then take the slip road signed Reading A33. At the roundabout take the 4th exit (signed Reading). At the Crockford roundabout take the third exit (signed Reading). At the next (Binfields) roundabout take the first exit signed Chineham Village. At the next roundabout take the second exit into Reading Road. 47 Reading Road is on the left hand side, just after the left hand turning to Hazeldene.



Approximate IPMS2 Floor Area = 191 sq m / 2056 sq ft (Including Garage)  
 Limited Use Area (Including Eaves Storage) = 16.1 sq m / 173 sq ft  
 Total = 207.1 sq m / 2229 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
<b>England, Scotland &amp; Wales</b>		
	73	81
	EU Directive 2002/91/EC	



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#### IMPORTANT INFORMATION

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