



Woods Lane Cliddesden Hampshire RG25 2JF

Winkworth



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Accommodation

Hallway
Cloakroom
Living room
Kitchen/diner
Utility room
Study
Four large bedrooms
En-suite shower room
Family bathroom
Double garage
Driveway parking
Gardens

Description

This large detached unfurnished family home has a high specification and is available to move into subject to referencing. It has an attractive village location with easy access to the M3 motorway at junction 6 and mainline rail services into London Waterloo around 2½ miles away at Basingstoke station – ideal for the commuter.

The house sits in good size gardens and is approached through electric, high timber gates giving a sense of privacy.

The house has a wide central hallway with oversize floor tiling that enhances the feeling of space. These extend into the cloakroom and the stunning kitchen/diner – this has been fitted with high gloss finish cupboards and drawers with soft close doors, complemented by polished granite worksurfaces. The kitchen is well equipped with integrated appliances including a 5 ring gas hob with hood, double ovens, dishwasher, fridge/freezer, microwave and two wine cabinets. A lantern ceiling window and French doors draw in lots of natural light. The utility room has been fitted in the same style as the kitchen.

There is open access into the twin aspect living room, which has a brick open fireplace and bi-folding doors out to the garden. To the front is the study and there is an internal door into the garage off the hallway.

Heading upstairs, there is a bright twin aspect galleried style landing. There are four good size bedrooms with the two largest having built-in double wardrobes.

The main bedroom has a luxurious en-suite shower room with a walk-in cubicle with dual function showers. There are useful storage cabinets topped with stone vanity worksurfaces, as does the family bathroom that has a shower and screen over the bath.

Externally, the grounds provide plenty of secure parking and a large double garage with an electric roller door.

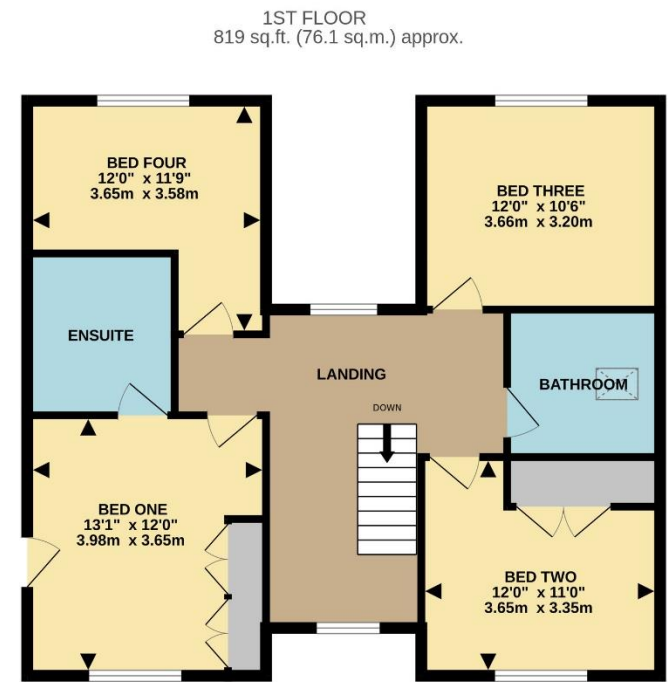
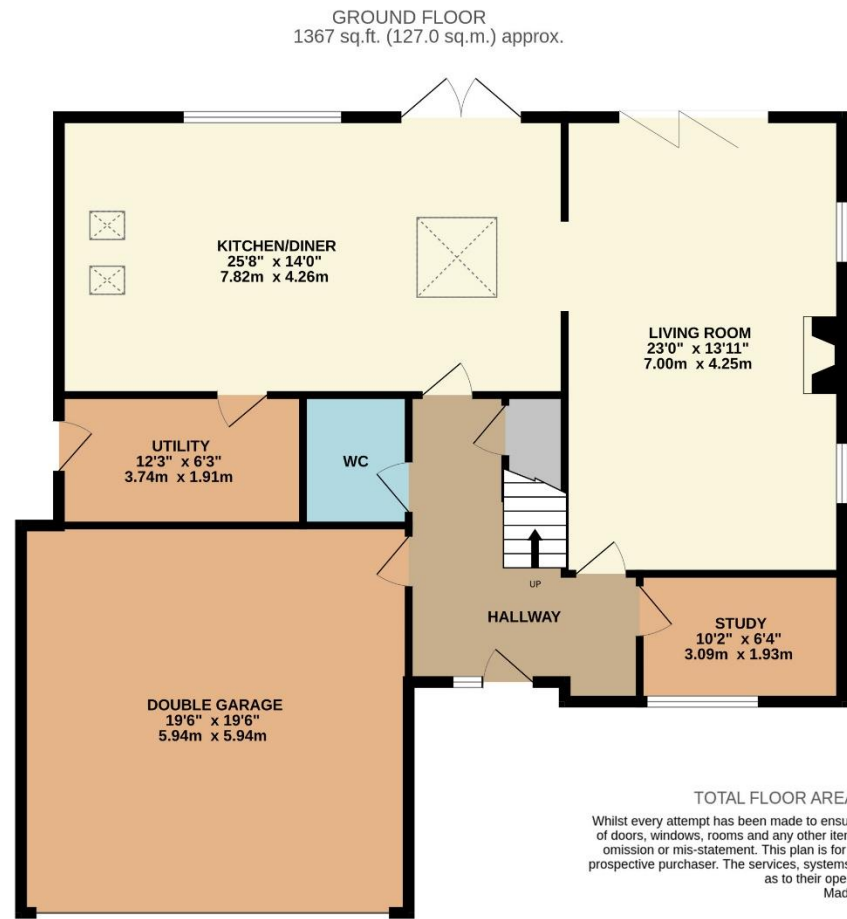
The gardens extend around all sides of the house with lawns and raised flower and shrub beds and there is a good deal of seclusion.

Heating and hot water are provided by a gas fired boiler with underfloor heating downstairs and radiators on the first floor. Services – all mains except for drainage, which is to a septic tank



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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2187 sq.ft. (203.1 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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