



## Thyme Close Chineham Basingstoke RG24 8XG

Four bedrooms | four reception rooms | corner plot

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**Make no mistake, this is a very spacious home, having been extended twice on the ground floor.**

**It has four reception rooms, including a stunning garden room with a high vaulted ceiling, four decent sized bedrooms, an en-suite shower, family bathroom and a large corner plot with a double garage and driveway parking to the front and further driveway parking to the rear.**

## Ground floor

The house has a covered entrance porch with a double glazed door into the entrance hall.

Immediately to the left is the downstairs cloakroom with the next door leading into the utility room, which has wall and base mounted cupboards and plumbing for a washing machine.

The dining room has plenty of space for a decent size table and has open access into the kitchen. This has been stylishly fitted with high gloss finish units with soft close cupboards and drawers. There are a range of integrated appliances including an electric hob with hood, oven/grill and dishwasher. Sliding patio doors lead out into the rear garden and a further door leads out to an enclosed breakfast courtyard at the front.

There is a large study, which could also make a good playroom.

The living room has a gas fire (not tested) inset into the chimney and leads through into the very attractive garden room that has a high vaulted ceiling with exposed woodwork.

## First floor

The galleried style landing has a window to the front providing natural light.

The main bedroom has two built-in double wardrobes and has an en-suite shower room that has a shower cubicle, hand wash basin set onto a vanity unit and a low level wc.

Bedrooms two and three are both 'doubles' with bedroom four being a good size 'single'.

The family bathroom has a modern white suite with a shower and screen over the bath, hand wash basin, low level wc and contemporary wall tiling.

## External

The house sits on a corner plot and the gardens have three distinct areas. To the front there is a lawn that is partly enclosed with small trees and a post and rail fence. A side gate leads through to the enclosed courtyard that is perfect for an alfresco breakfast/dining area with direct access into the kitchen.

The rear garden is westerly facing so benefits from the afternoon sun and has a large lawn with flower and shrub borders and timber decking adjoining the rear of the house.

## Parking

To the front of the house is a double width garage that has power and light and a personal door to the rear. It also has driveway parking for three cars. There is a further driveway at the back of the house, which is enclosed by timber gates.

## Location

This spacious home is located 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).

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax Band

F

## Energy Rating

D

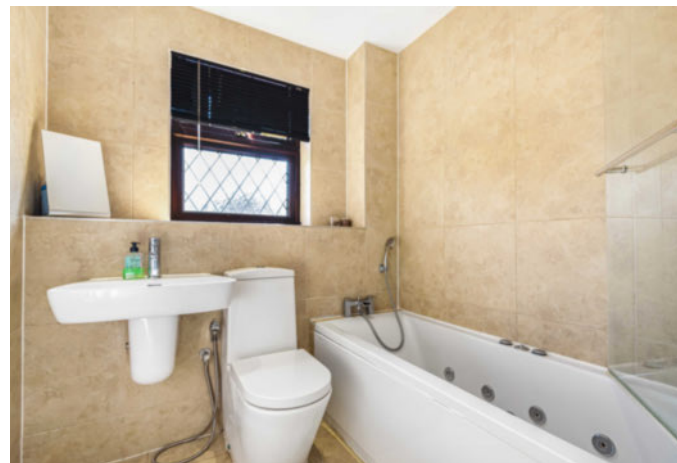
## Tenure

Freehold

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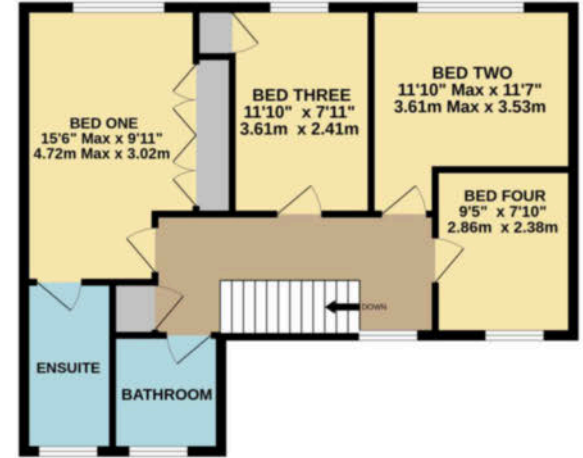
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GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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