



St Gabriels Lea Chineham Basingstoke RG24 8RE

Winkworth





## St Gabriels Lea

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### Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Study  
Conservatory  
Kitchen/breakfast room  
Utility room  
Four bedrooms  
En-suite and family bathrooms  
Double garage  
Gardens

### Description

An attractive four bedroom detached home in one of Chineham's prime locations. It has good size rooms throughout and further benefits from a south-west facing garden and a double width garage.

Chineham 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).

The house has a covered porch with the front door opening into a central hallway. The living room is off to the left and is twin aspect with an open fire and French doors leading into the double glazed conservatory. There is open access into the dining room, which has space for a good size table.

The kitchen/breakfast room has been stylishly fitted with white matt finish shaker style units with soft closing cupboards and drawers. It has integrated appliances including a Neff gas hob, Neff oven and grill and a fridge/freezer. It is a lovely, light room with a dining/breakfast area at the far end. A door leads into the utility room and this has a ceramic butler sink.

To the front of the house is the study and the ground

floor is completed by the downstairs loo and a large cupboard under the stairs.

Heading upstairs, there are three double bedrooms and a large single. There are fitted wardrobes in bedrooms one and two (not shown on the floorplan) and bedroom one has an en-suite bathroom with a shower cubicle as well as a bath. There is a further family bathroom.

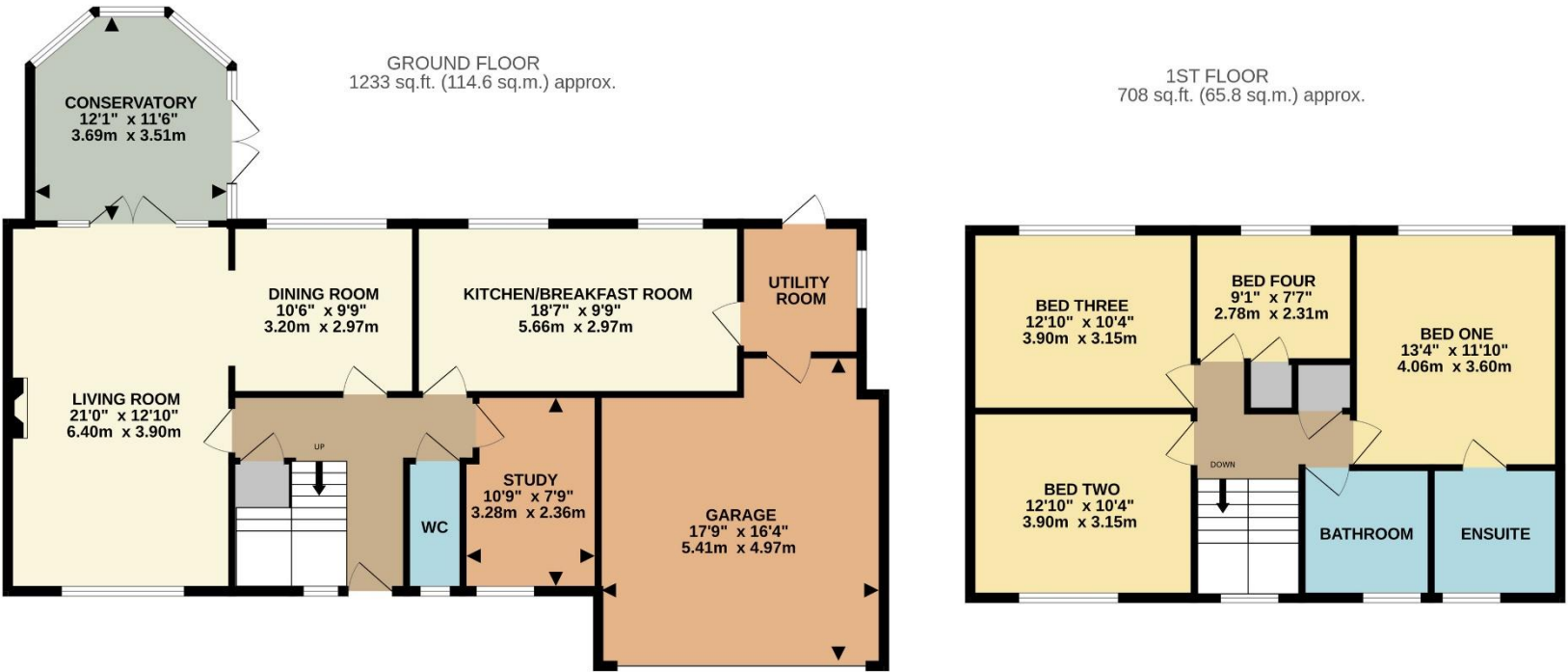
Moving outside, there is a decent size garden to the rear, which is south-west facing and has a paved terrace with a lawn beyond. There are pretty flower and shrub beds and two apple trees.

Parking is good here with a double width garage (that has an electric door) and a block paved driveway.



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TOTAL FLOOR AREA : 1941 sq.ft. (180.4 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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