



Pecche Place Chineham Basingstoke RG24 8AA

Winkworth



## Pecche Place

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### Accommodation

Hallway  
Cloakroom  
Kitchen/dining room  
Utility room  
Living room  
Four bedrooms  
Family bathroom  
En-suite shower  
Store  
Driveway parking

### Description

This spacious four bedroom end of terrace town house has flexible accommodation set over three floors, with a stunning kitchen/dining room on the ground floor.

It has a pleasant outlook over a wooded copse and is situated 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).

The house has a covered porch with a front door into the hallway. This has attractive floor tiling that continues through into the impressive kitchen/dining room to the rear.

This is a wonderfully social space with french doors out into the garden. It has textured granite worksurfaces that contrast well with the white high gloss finish units that are handleless with soft closing cupboards and drawers. Neff appliances include a 5 ring induction hob, steam oven, hide and slide fan oven together with an integrated low energy dishwasher.

There is access from the hallway into a useful utility room and downstairs loo.

The first floor landing has a cosy reading area at the front, a large living room and the third bedroom, which is a decent size double.

Heading up to the top floor, the main bedroom has built-in wardrobes and a deep storage cupboard. There is a stylish en-suite shower room that has a large shower cubicle, wc and a heated mirror over the wash basin.

There are two more bedrooms on this floor and a large family bathroom, which has a white suite comprising bath, wash basin and wc.

Moving outside, there is a courtyard style low maintenance garden to the rear that is enclosed with a high brick wall and timber fencing. It has timber decking, paving and artificial grass, plus outside electrical points and water tap with a gate to the side.

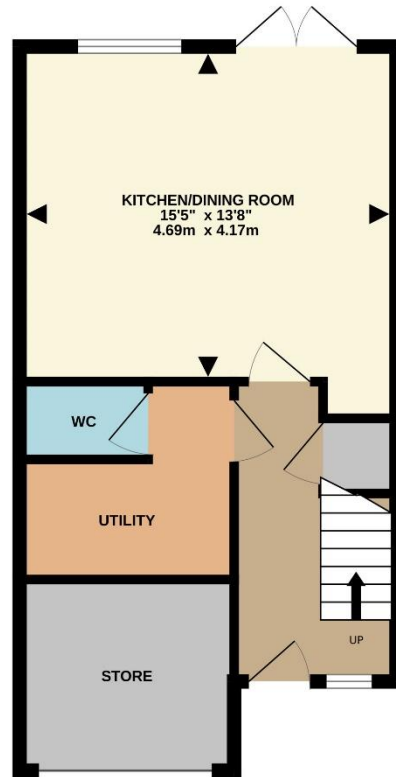
To the front of the house there is parking for two cars and access to the storage space and a further water tap.



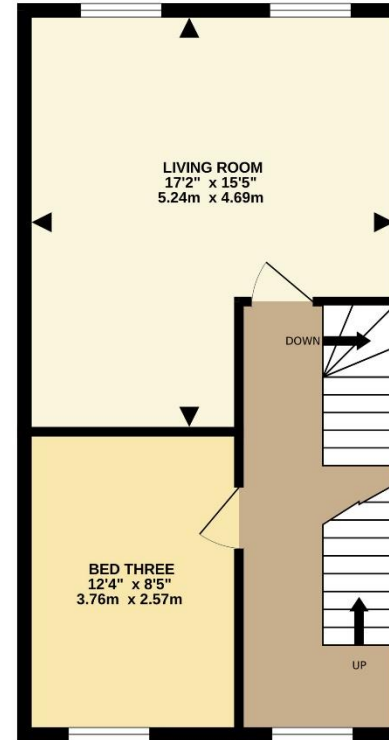
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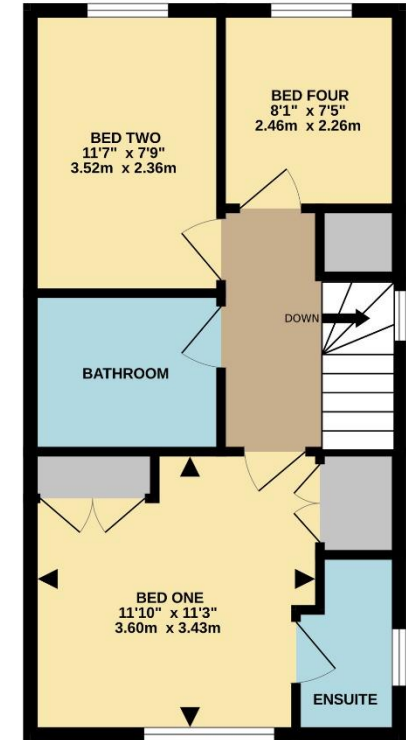
GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		78	87
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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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## Basingstoke Office

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