



Farleigh Road Cliddesden Hampshire RG25 2JL

Winkworth



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Hampshire RG25 2JL

Accommodation

Entrance hall
Cloakroom
Living room
Study
Kitchen/diner
Utility room
Four bedrooms
En-suite shower room
Family bathroom
Garage and long driveway
Gardens

Description

This attractive four bedroom detached family home sits in a good size plot of 0.17 acres, right in the heart of the sought after village of Cliddesden. The house looks well cared for by the sellers and has much to recommend it including a stylish kitchen/diner to the rear overlooking the garden and four double sized bedrooms.

Cliddesden is a great place to live with the countryside close at hand and excellent communication links to the M3 motorway and Basingstoke's mainline railway station about two miles distant (as the crow flies) with about 45 minute services into London Waterloo.

The house has a covered porch with the front door opening into a central hallway.

Off to the left is the twin aspect living room that has a deep square bay window and a log burner. Across the hall is the study, which is large enough to be used as sitting room. At the end of the hall, a glazed door leads into the impressive kitchen/diner, which has been fitted with shaker style units complemented by quartz work surfaces and tiled flooring. There is a central island and breakfast bar and integrated appliances include a ceramic hob, double ovens and a dishwasher.

A stable door opens into a rear lobby with a further stable door giving access to the back garden. The utility room houses the gas fired boiler and has more storage cupboards, plumbing for a washing

machine and a door into the downstairs loo.

Heading upstairs, there is a wide landing with a window to the front offering views over roof tops to countryside beyond.

The main bedroom overlooks the rear garden and has built-in wardrobes and a contemporary en-suite with a walk-in shower with dual function showers.

The three remaining bedrooms are all doubles and the family bathroom is also a decent size with a white suite and a shower end bath with a fitted shower and screen.

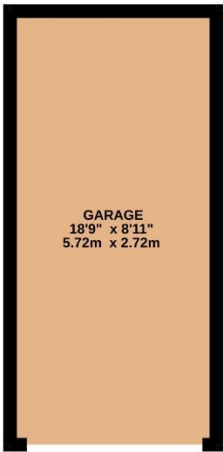
Moving outside, the house is approached through a timber five-bar gate that leads to a long driveway providing plenty of parking. At the end is the garage, which has power and light.

The front garden is well screened and has a paved terrace and lawn. The rear gardens extends to around 100 feet (30 metres) and is enclosed with timber fencing and is mainly laid to lawn.

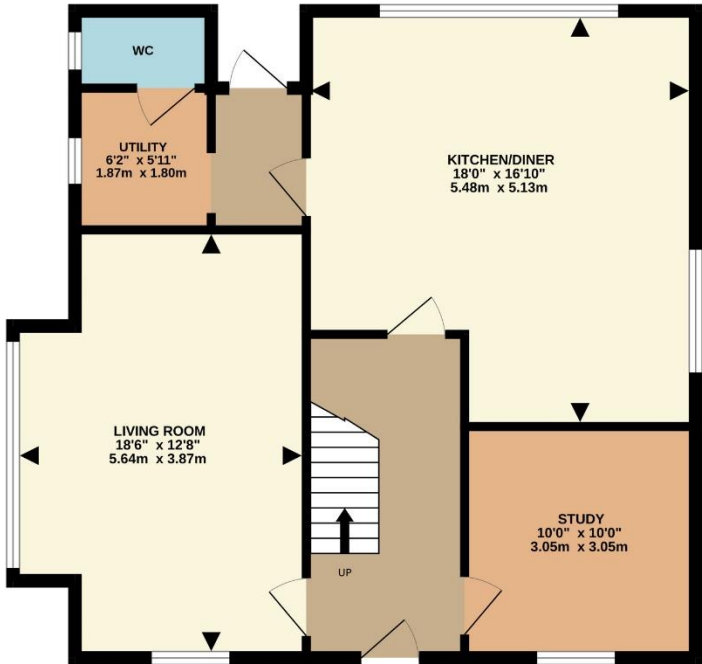


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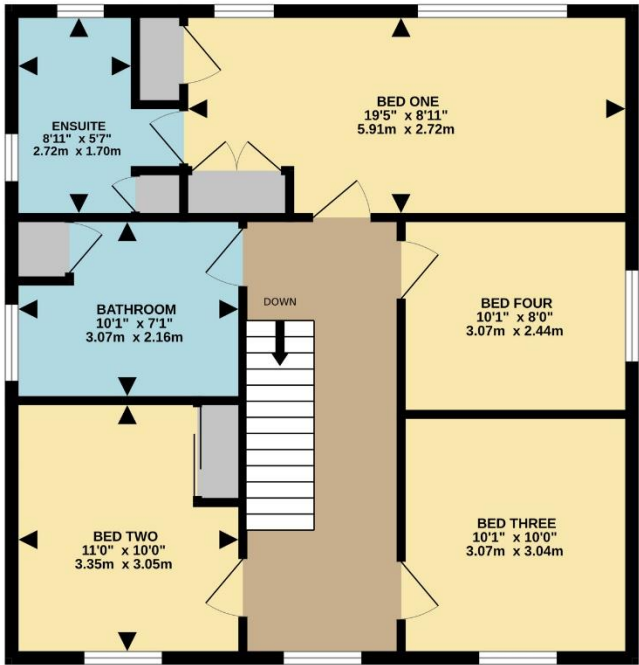
GARAGE
167 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		