



## **Church Lane, Heckfield, Hook, Hampshire, RG27 0LG**

Three double bedrooms | Three reception rooms | Large plot of 0.29 acres (0.12 hectares)

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**This spacious detached chalet style family home sits in a large plot approaching a third of an acre and has tremendous scope for improvement and extension, subject to any necessary consents.**

**It is conveniently situated between Reading, Basingstoke and Hook offering great road and rail connections into London and to the South Coast and West Country – perfect for the commuter.**

## Ground Floor

The house has a recessed porch with the front door opening into the entrance hall, which widens out and extends into a useful study/snug area.

The living room is a bright, sociable, twin aspect room, which has a log burner, French doors out to the garden and double doors that lead into the dining room. This has patio doors into a conservatory that is of single brick construction with double glazing and further doors to the garden.

The kitchen/breakfast room has been stylishly fitted with attractive shaker style units complemented by wood effect work tops and flooring and incorporating a ceramic butler sink and a breakfast bar.

The sitting room is a good size and could fulfil other roles, such as a playroom or ground floor bedroom (particularly as there is a cloak/shower room across the hallway).

Completing the ground floor is a large utility/laundry room.

## First Floor

Moving upstairs, the main bedroom has fitted wardrobes (not shown on the floor plan) and opens into a dressing area with deep eaves storage cupboards. The en-suite has a white suite comprising a bath, wc and wash basin.

Bedroom two is very spacious with a built-in wardrobe and a walk-in storage area that offers potential for something more – perhaps another en-suite.

The third bedroom is also a double and completing the first floor accommodation is a shower room that has a large shower cubicle, wash basin and wc.

## External

The garden wraps around the house and has extensive lawns with well established tree and hedge borders that bring plenty of privacy. There are also a wide selection of mature shrub and flower beds.

## Parking

The property is approached through a five-bar gate that opens onto a long gravel drive and turning area with a detached double width garage at the end. This has electric power and light and an inspection pit for any car enthusiasts.

## Location

The property has a rural location situated midway between the major centres of Basingstoke and Reading. There are very pleasant countryside walks and pretty villages close by.

With easy access to the M3 and M4 motorways and Crossrail available at Reading and mainline rail services into London Waterloo from Basingstoke, this is a great spot for anyone moving out from London seeking a country lifestyle.

## Local Authority

Hart District Council – Council Tax Band F

## Services

There is no mains gas and the property has an oil fired boiler, with waste drainage to a septic tank.

## EPC Rating

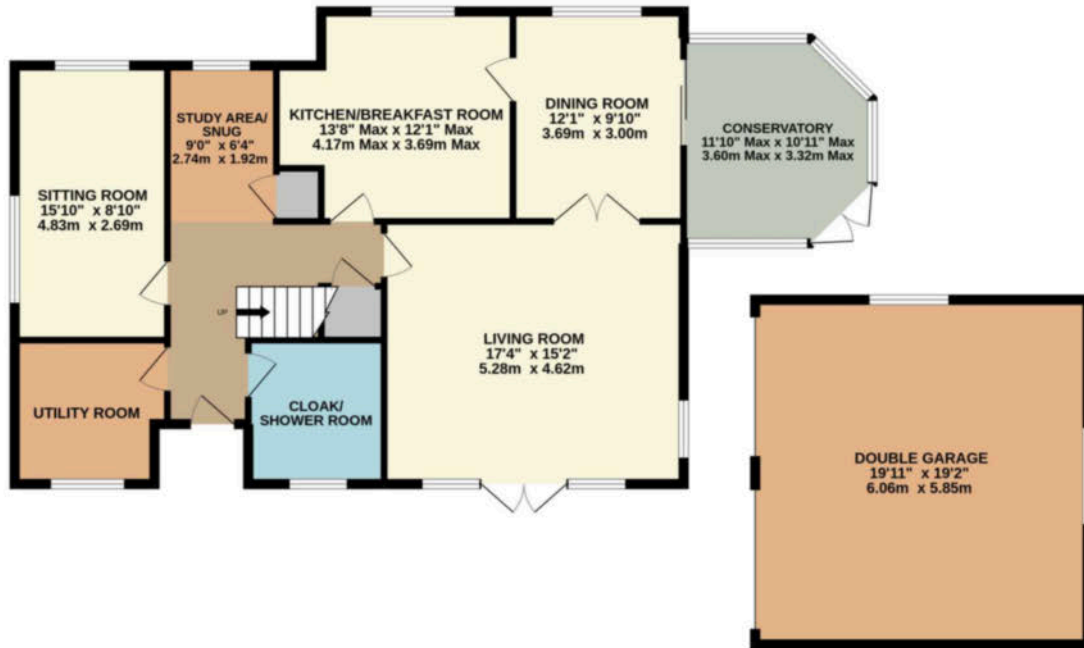
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## Tenure

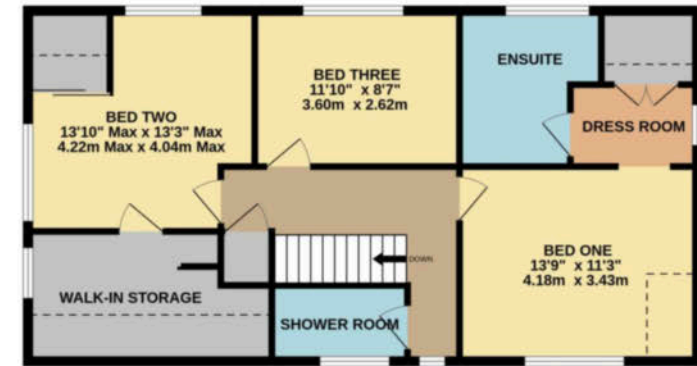
Freehold



GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (210.0 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			

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