



Sambre Road, Chiseldon, SN4 0JB

guide price **£400,000 - £450,000**

**richard
james**



 5  2  3

freehold energy
efficiency rating

| D

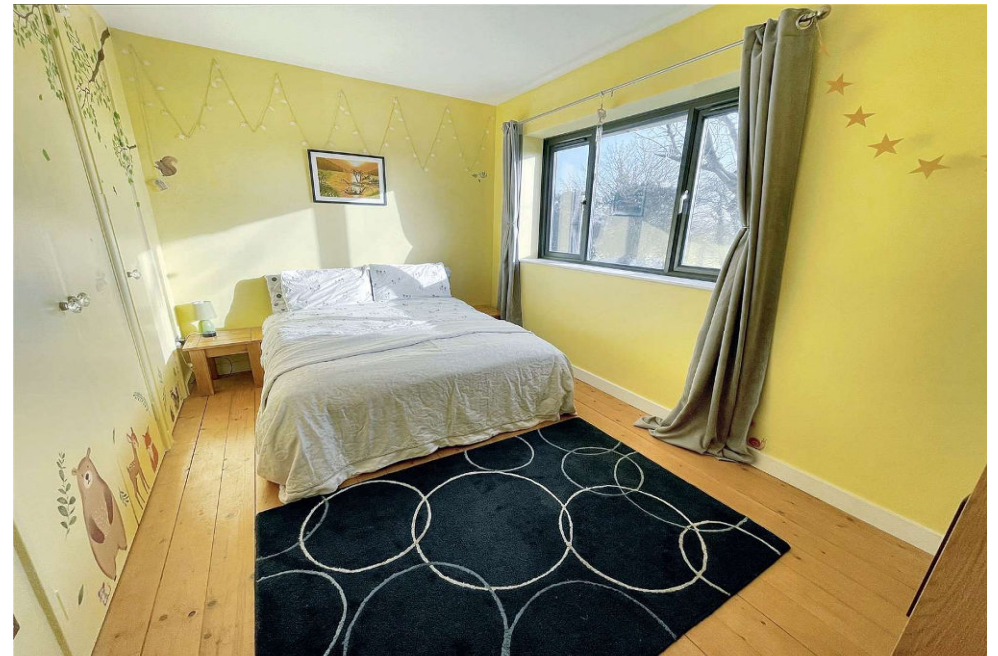
A much improved and extended family home, occupying a rural position with far reaching views over farmland, towards The Ridgeway. The property is laid out over three floors, offering versatile accommodation, suited for the modern family and enjoys a corner plot position.

The property is very well presented throughout and comprises; Hall with Oak parquet flooring, spacious 19' open plan Dining/Family Room with sliding doors opening into the enclosed Rear Garden and Sitting Room, with wood burner and all with Oak parquet flooring. A refitted Kitchen/Breakfast Room, with range cooker, integrated appliances and useful Pantry cupboard, separate Utility and Cloakroom. To the first floor, Four spacious Bedrooms, refitted Ensuite and four piece Family Bathroom. With staircase rising to the top floor, where you will find Bedroom One, with separate Dressing Room which opens to the new Ensuite Bathroom, all offer far reaching views.

Further features include PVCU Double Glazing, Gas Radiator Heating and the enclosed Rear Garden, laid predominantly to lawn, with further lawned gardens to the front, which extended the side and path leading to the detached Garage/Store, with driveway to front.

Viewing recommended by the vendors Sole Agents.

Council Tax Band - D





- EXTENDED TO REAR AND IN THE LOFT
- RURAL LOCATION
- STUNNING VIEWS
- VENDOR HAS SEEN A PROPERTY OF INTEREST



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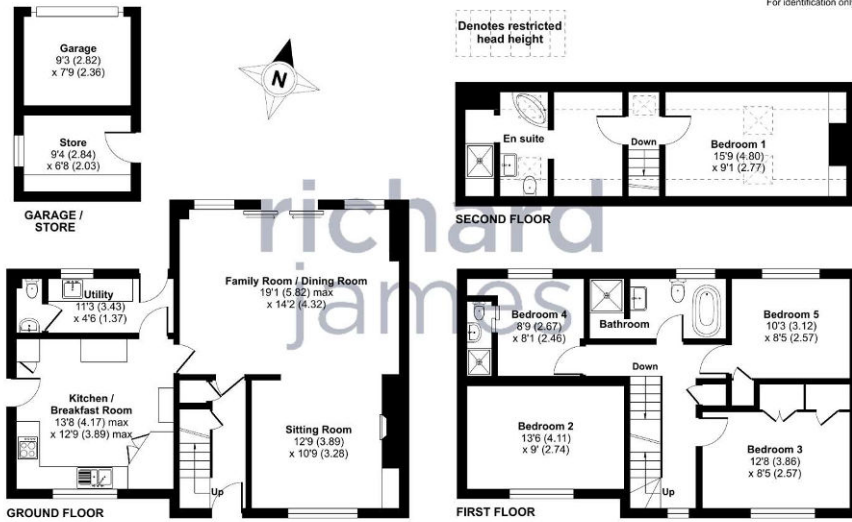


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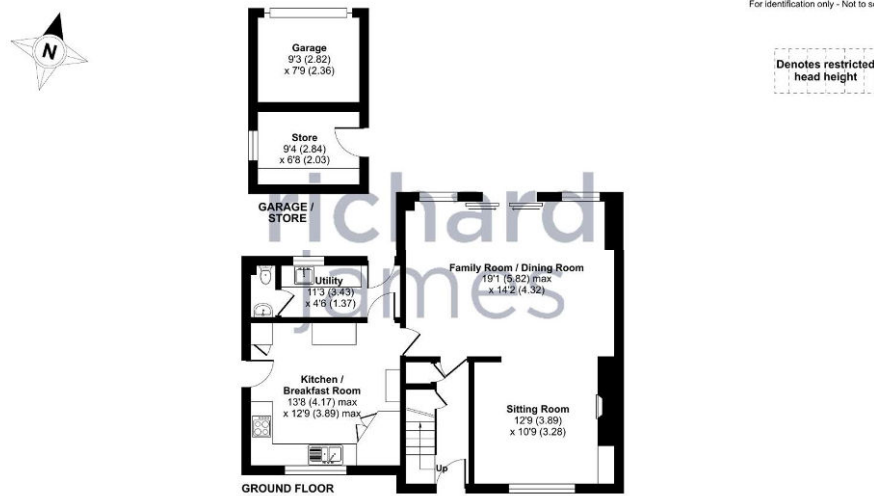
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Approximate Area = 1655 sq ft / 153.7 sq m (includes garage)
 Limited Use Area(s) = 115 sq ft / 10.6 sq m
 Store = 62 sq ft / 5.7 sq m
 Total = 1832 sq ft / 170 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©vishcom 2023. Produced for Richard James. REF: 986882

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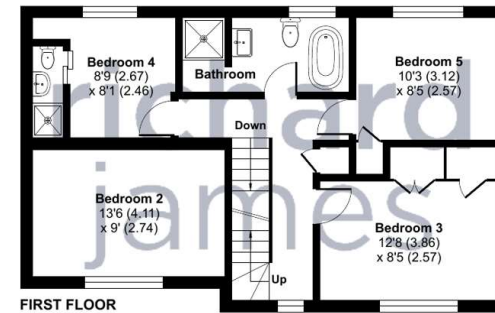
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Denotes restricted
head height



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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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