



Linlithgow Newbury Road, Enham Alamein, SP11 6HQ  
Price Guide £395,000



## Linlithgow Newbury Road, Enham Alamein, Price Guide £395,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away off a leafy lane in the sought after and picturesque village of Enham Alamein , Graham & Co are delighted to offer for sale with no onward chain this spacious detached family home requiring upgrading. The property itself benefits from an entrance hall with cloakroom, living room with views to rear, separate dining room and a large kitchen/breakfast room with separate utility, ground floor shower room. To the first floor there are four bedrooms and family bathroom. Outside a driveway provides off road parking leading to the garage , the rear garden is enclosed by fencing as comprises patio and lawn.



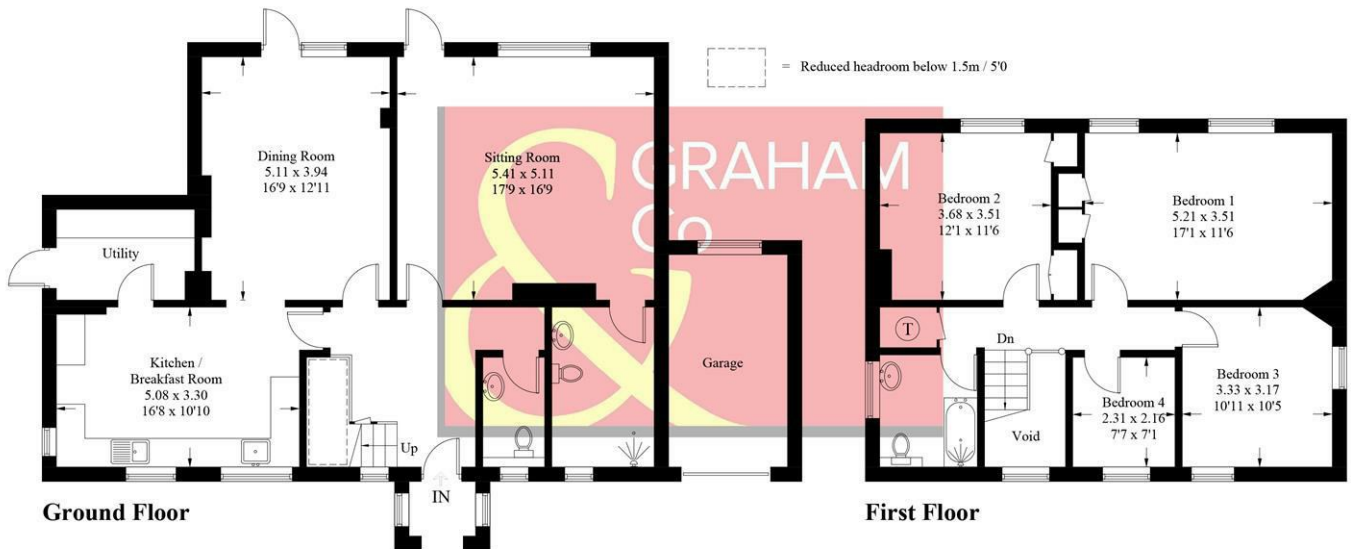


The leafy village of Enham Alamein nestles with the rolling hills of the Hampshire just under three miles north of historic Andover, now the principal town within the Test Valley Borough. Given the name Alamein after the World War II when the village of Enham received a substantial contribution from the grateful people of Egypt, the village church, St. George's is now internationally regarded as the memorial church for the battle of El-Alamein



# Linlithgow, SP11

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft  
(Excluding Garage / Void)

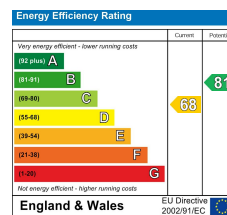


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID705811)

## DIRECTIONS

Proceed from the town along New Street. Proceed down the hill to the next roundabout and go straight over, moving into the left lane. At the next, large, roundabout take the second exit towards Newbury. Proceed under the Enham Arch railway bridge and over the following three roundabouts, continuing towards Newbury and Enham Alamein. When entering the village of Enham Alamein turn left just at the sign for the Enham Club and Parking were the property will be then found on your left hand side.



Tax Band: G



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.