



22 The Knowlings, Whitchurch, RG28 7JN  
Asking price £370,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented extended three bedroom family home close to schools and amenities in the sought after town of Whitchurch.

The Accommodation comprises of a porch, hallway, cloakroom, lounge, conservatory and an extended modern fitted kitchen/diner. Upstairs there are three bedrooms with a family bathroom.

Outside there is a driveway which comfortably fits two vehicles, a newly fitted patio area and a grass lawn. The rear garden is fence enclosed.



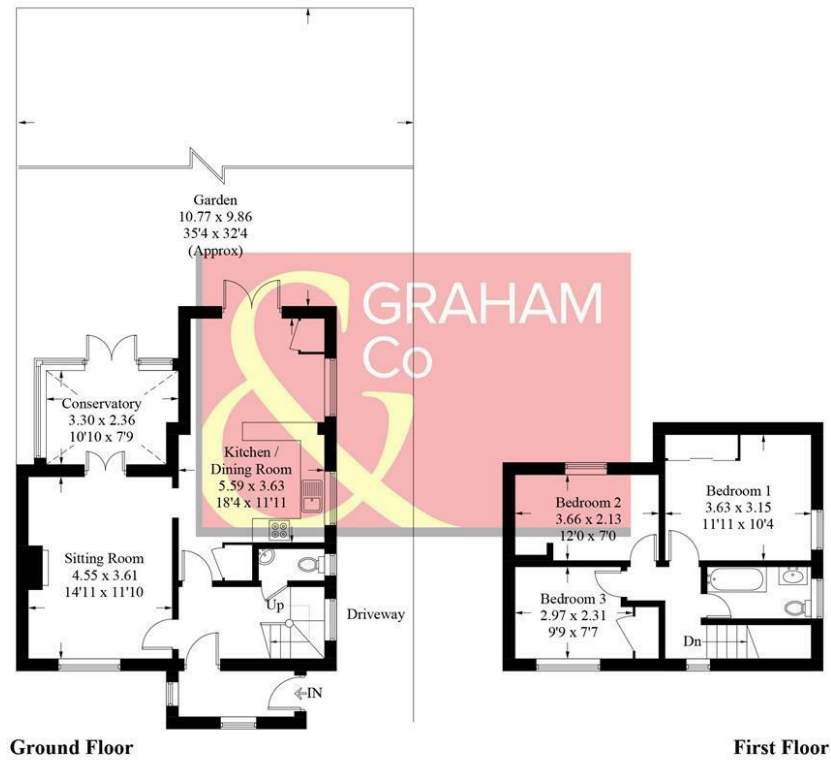


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.



# The Knowlings, Whitchurch, RG28

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft

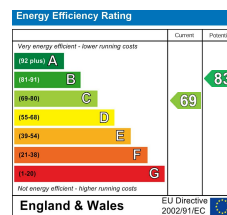


### PRODUCED FOR GRAHAM AND CO

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. (ID328368)

### DIRECTIONS

Proceed from the Centre of Whitchurch along Winchester street and taking the turning left Micheldever Road, follow the road up the hill past the school and The Knowling will be found on your left hand side towards the top of the hill. Continue straight into The Knowlings.



Tax Band: C



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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.