



4 Witan Court, Whitchurch, RG28 7SX
Offers In Excess Of £700,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a five bedroom detached executive family home positioned on a large enviable corner plot within a popular development on the outskirts of Whitchurch. The accommodation is versatile and comprises of a large welcoming hallway, Cloakroom, Lounge, Study, dining room, fitted kitchen with a utility and a breakfast room. upstairs there is a four piece suite bathroom and there are five bedrooms of which two has en suite shower rooms. The master bedroom also has a walk in wardrobe. The corner plot rear garden is fully enclosed and mostly laid to lawn. To the front aspect there is a large driveway leading to a double garage.



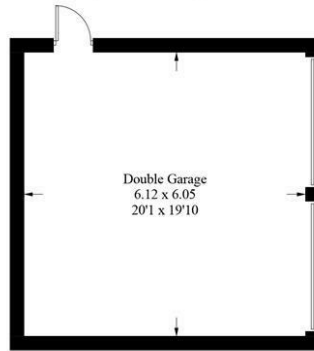


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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.

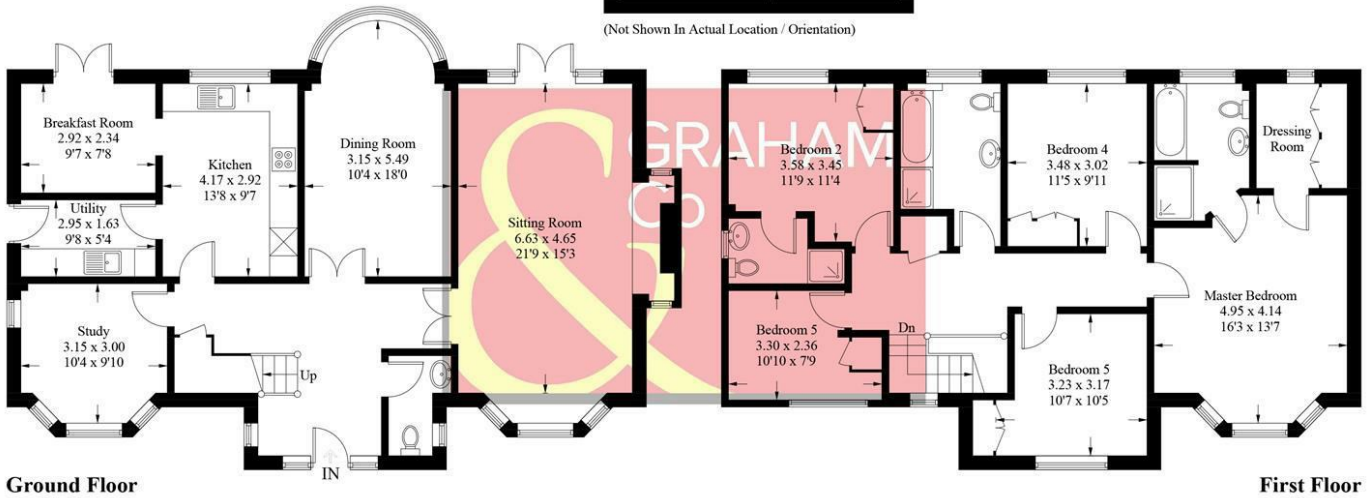


Witan Court

Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft
 Double Garage = 37 sq m / 398 sq ft
 Total = 233.1 sq m / 2509 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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 (ID741466)

DIRECTIONS

From our office in Whitchurch take the 2nd exit off the roundabout into Bell Street, proceed under the bridge into Blosswood Lane. Continue along Blosswood Lane, after a while turn right into Caesars Way, then take the 2nd left into Witan Court.

Energy Efficiency Rating		Current	Potential
100 (most)	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-54	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.