



43a London Street, Whitchurch, RG28 7LY
Guide Price £530,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this characterful four bedroom, detached family home, presented in a well loved condition throughout, and has been loved and refurbished by the current owner and well-positioned within walking distance of the town centre, in the heart of Whitchurch, with driveway access leading to the larger than standard Garage. The accommodation in brief comprises Entrance Hall, leading to Garage, stairs rising to the first floor Cloakroom, and large south facing Sitting Room with sun terrace, and through to the open plan Kitchen/Dining Room and doors leading to the courtyard garden and single storey extension. Back inside, stairs rise to the second floor landing where four good sized bedrooms can be found and family Bathroom. Outside, to the rear, the garden is laid mainly with shrubs and borders, with intermingled paths rising to the various levels. Very rarely do character homes in this sought after location come to the market, and early viewing is recommended to appreciate the features and large footage of this family home





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.



London Street, Whitchurch, RG28

Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft
(Including Garage)



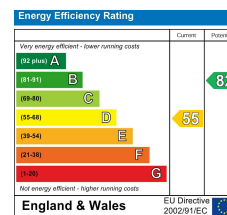
Ground Floor

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 (ID 552003)

DIRECTIONS

As you leave our office in Winchester Street, head south in the direction of Overton, on London Road, and the property can be found down a quiet lane on the left hand side.



Tax Band: E



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

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.