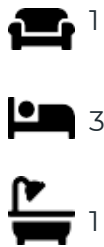




Beech Cottage, 1 Hare Warren Farm Cottage,
Hare Warren, Whitchurch RG28 7QF
Price: £550,000

Features.



Description.

Very pretty three bedroom cottage surrounded by stunning, rolling countryside with far reaching views to the front and rear of the house. There is huge potential to extend, subject to the usual permissions, as the garden surrounds the house on three sides. The property is situated within a short drive of Whitchurch and Kinsgclere and has good connections to the A339 and A34. London Waterloo is just over an hour from Whitchurch, and there is the Newbury to London Paddington, and Basingstoke to Waterloo service nearby. The gardens have been lovingly looked after and there are several areas around the large garden for taking in the views.

The well maintained accommodation consists of entrance lobby, kitchen, living/dining room, bathroom downstairs, rear lobby, study area, master bedroom, second double bedroom and third bedroom. Benefits include upvc double glazing, oil fired central heating and double detached garage with driveway parking.



Location.

Nestled in the heart of the Hampshire countryside, Whitchurch is reputedly the smallest town in the county and straddles the famous River Test. This charming town has an excellent range of local shops and amenities which include a doctor's surgery, dentist, bakery and petrol garage, as well as a primary and secondary school. Centred between Basingstoke, Winchester, Andover and Newbury, the town enjoys excellent communications with convenient access to the A34, A303, M3 and M4 corridors, with the main line railway station provides a direct service to London Waterloo.



Approximate Gross Internal Area
107.29 sq m / 1154.86 sq ft
(Excludes Garage)
Garage Area 29.38 sq m / 316.24 sq ft

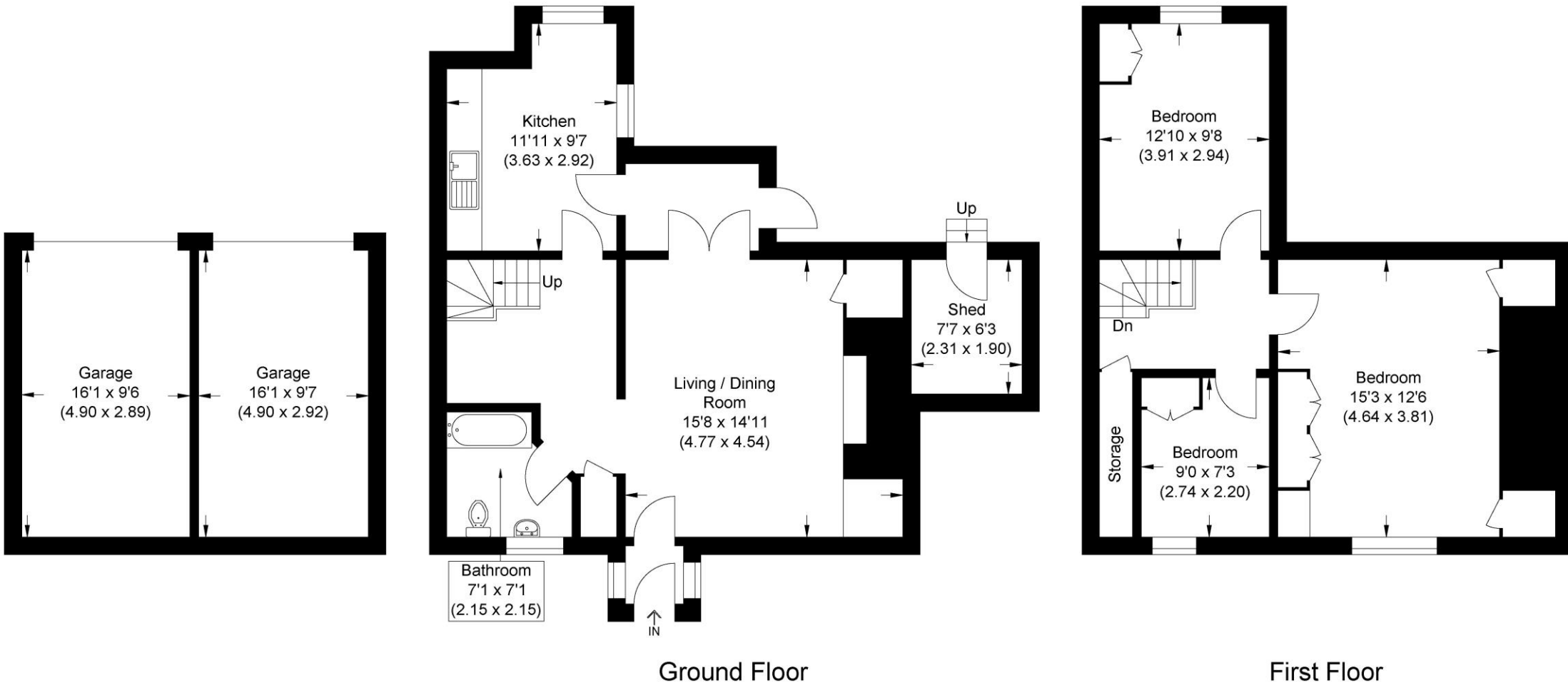
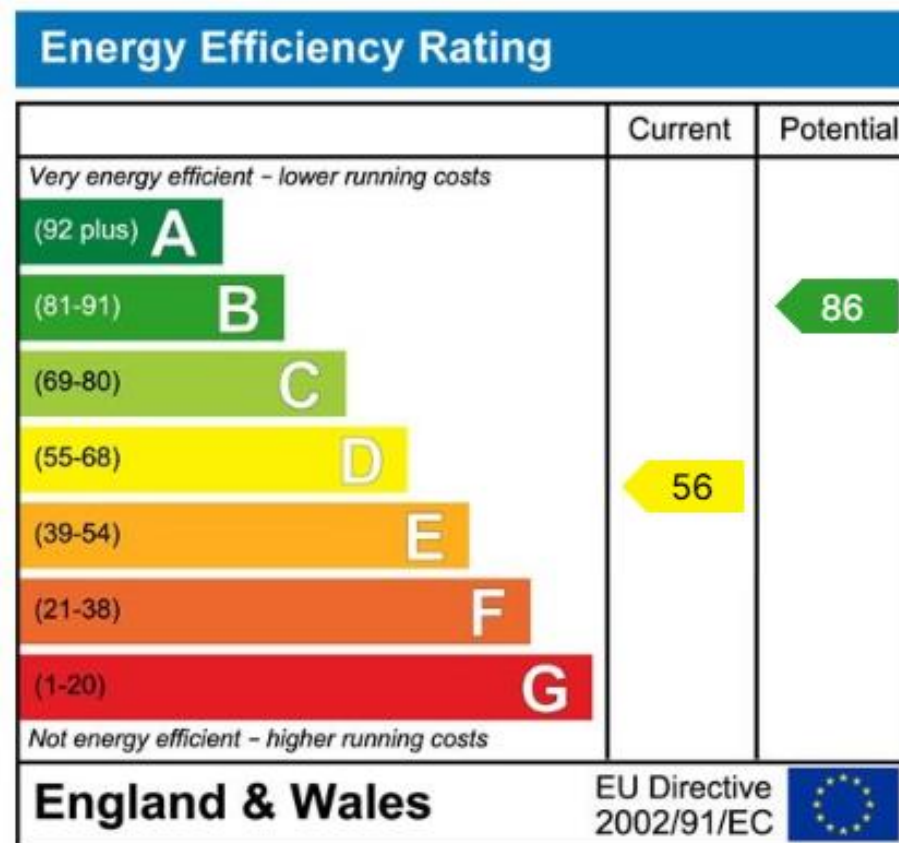


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: D
2025/2026: £2,205.29.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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