



1, Hurstbourne Priors, Whitchurch, RG28 7SE
Asking Price £640,000



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PROPERTY DESCRIPTION BY Mr Nick King

Located in the Bourne Valley, in the village of Hurstbourne Priors, sits this four bedroom detached family home. The house benefits from beautiful views over fields and countryside, and a large garden wrapping round the house. The accommodation comprises of; entrance hall with cloakroom, study, family/garden room, dining room, living room and kitchen. To the first floor there are four bedrooms and family bathroom, with the master bedroom also benefitting from ensuite facilities.

Outside the garden encircles approximately 270 degrees of the dwelling, and is predominantly laid to lawn with a selection of mature shrub and flower borders. There are gates at the front and the side, providing access to the front of the property, where there is driveway parking for several vehicles, along with a double garage with an electric door. Furthermore the home benefits from sale with no onward chain





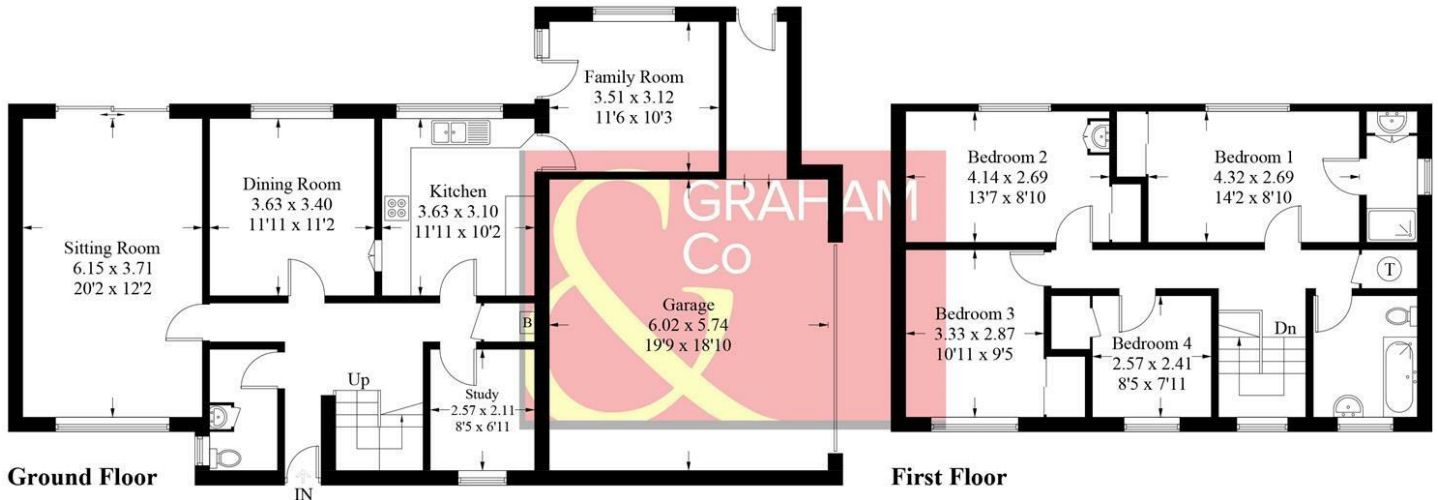
Hurstbourne Priors

Situated in a Conservation Area in the picturesque village of Hurstbourne Priors, village amenities include a village hall, historic church and cricket green/recreation ground with thatched pavilion. There are post offices and village shops in the nearby Longparish and St. Mary Bourne. Whitchurch, circa 2 miles away offers a good range of local amenities and a direct rail service to London (65 minutes). More comprehensive facilities can be found in the towns of Newbury, Andover, Basingstoke and Winchester. Good primary and secondary schools are within easy reach in Whitchurch and Longparish. The catchment schools are Longparish Primary and Testbourne Community Schools, both are OFSTED "Outstanding". Farleigh School is less than 10 miles away. The area is renowned for its sports especially fishing on the River Test and the River Bourne. The A34 is 2 miles away providing good access to the south and to the Midlands and also connects to the A303 at Bullington Cross with access to London (M3) and the West Country.



Hurstbourne Priors, RG28

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft
 Garage = 38.7 sq m / 416 sq ft
 Total = 189.2 sq m / 2036 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. © Emzo Marketing (ID1003630)

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Very energy efficient - lower running costs			
(95-100) A			83
(81-94) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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