



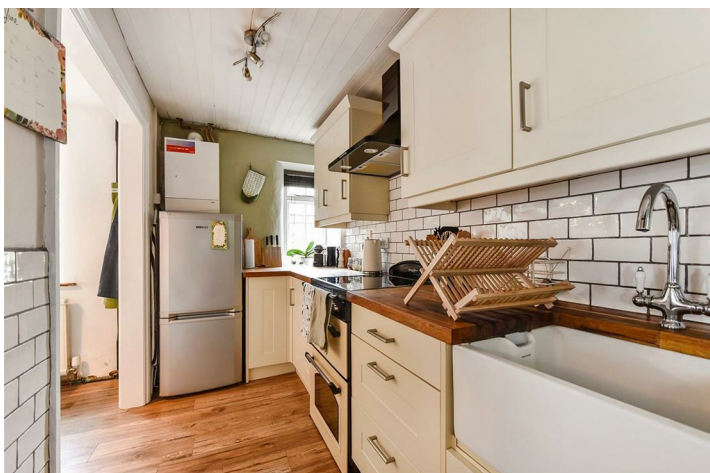
40 Church Street, Whitchurch, RG28 7AS  
Guide Price £263,000



## 40 Church Street, Whitchurch, Guide Price £263,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market Tobias Cottage, a grade 2 listed, character semi-detached home, situated in a sought after location, close to the church within the heart of the Hampshire town of Whitchurch. The accommodation offers a stunning mix of character and contemporary taste and comprises a entrance hall in to the living room with exposed floor beams. There is a modern country style kitchen which then leads in to a dining area. Upstairs there is a double bedroom and a modern fully tiled three piece suite bathroom. Outside there is a courtyard garden accessed from the living room.





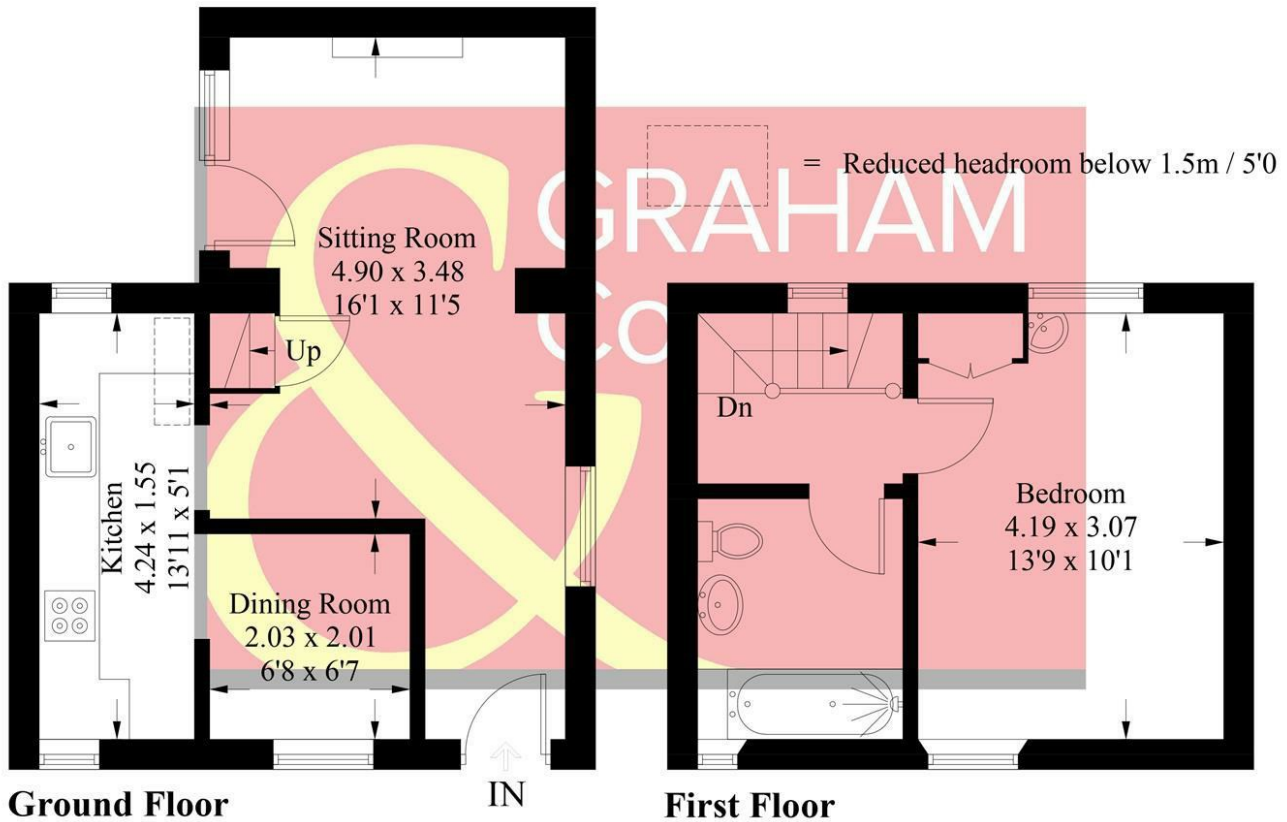
## Whitchurch

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.



# Church Street, RG28

Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



PRODUCED FOR GRAHAM AND CO

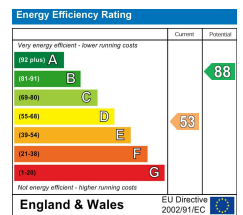
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID772887)

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