



Paddock View , Hurstbourne Priors, Whitchurch, RG28 7SE
Guide Price £785,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer to the market this detached four bedroomed family home with double garage and ample parking, situated in a quiet sought after village location in an idyllic and tranquill setting, which has been loved and maintained by the present owners to provide well thought out accommodation to a high standard. The accommodation itself comprises Entrance Hall with doors leading to Living Room, Study, Dining Room, Kitchen/Breakfast Room through to Utility, and Downstairs Cloakroom. The Living Room has many character features including views to the rear garden and views of the meadows to the front. The Dining Room has south west facing views overlooking the garden and the paddocks of the equestrian centre behind. Doors lead from the hallway into the impressively fitted family Kitchen/Breakfast Room, with a range of high quality units, some integral appliances with wooden worktops over and breakfast bar. Doors lead to rear Utility area with rear access door and through to Dining Room. The staircase leads to the first floor from the Hallway, where the Master Bedroom can be found with dressing area and en-suite bathroom. Doors lead to the other three good sized bedrooms, and family bathroom, all with views looking out over the neighbouring paddocks over the meadows to the front, well known for its horses and deer that live there in abundance. The property is approached via a driveway providing off-road parking for up to three cars and a double garage with stairs providing a further workroom or would suit further conversion.



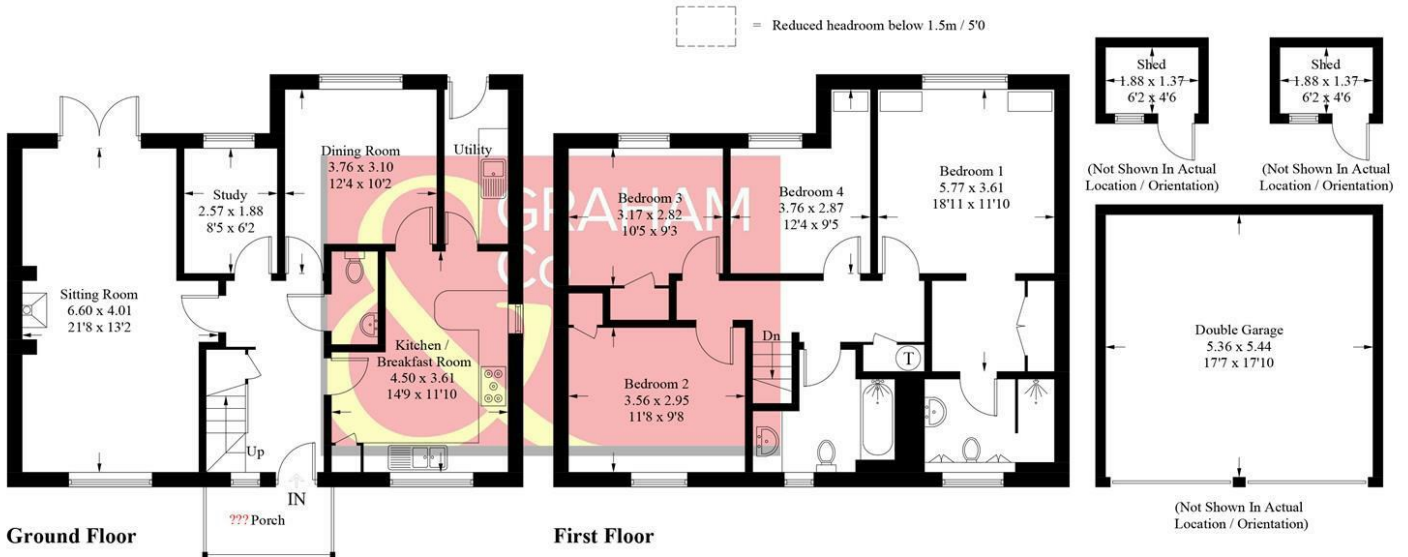


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



Hurstbourne Priors, RG28

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
 Outbuildings = 34.3 sq m / 369 sq ft
 Total = 176.4 sq m / 1898 sq ft



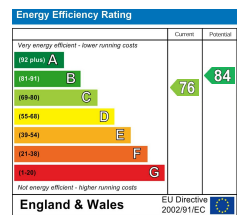
PRODUCED FOR GRAHAM AND CO

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 (ID1052727)

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