



25 , Hurstbourne Priors, Whitchurch, RG28 7SE
Asking Price £400,000



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PROPERTY DESCRIPTION BY Mr Nick King

Located in the picturesque village of Hurstbourne Priors, and overlooking meadows to the front, this pretty two bedroom village home is sold with no onward chain.

The accommodation comprises; entrance hallway, living room, dining room, kitchen, downstairs bathroom, two bedrooms and further family bathroom.

The garden extends to the side of the property, incorporating lawn, patio, mature shrubs, workshop, summerhouse and shed. Parking is provided off street.

The property further benefits from no onward chain.





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.

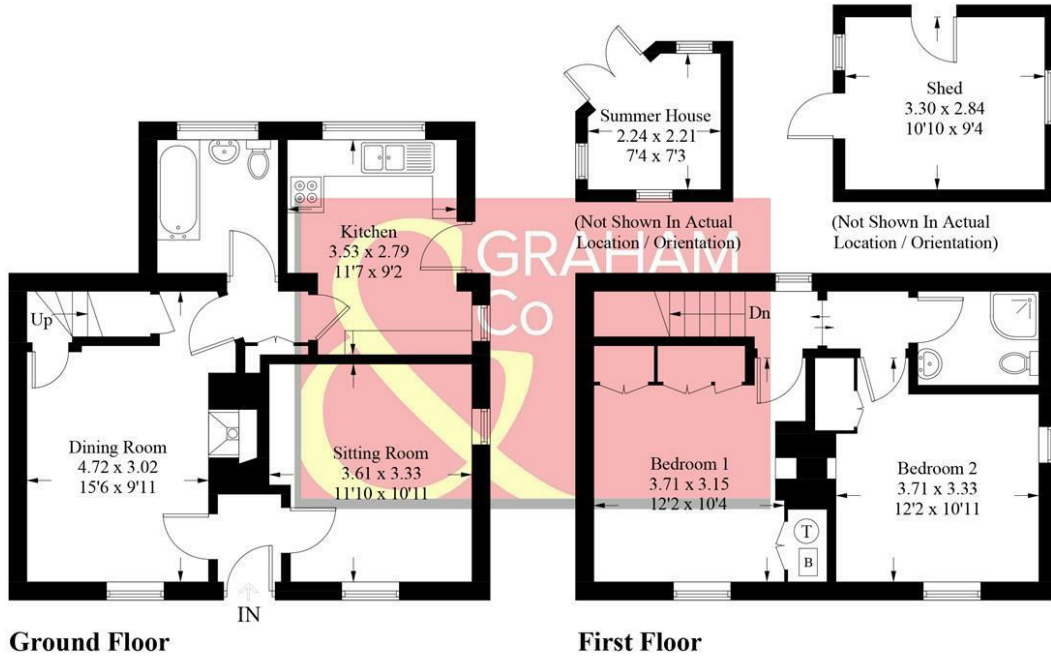
Whitchurch, circa 2 miles away offers a good range of local amenities and a direct rail service to London (65 minutes). More comprehensive facilities can be found in the towns of Newbury, Andover, Basingstoke and Winchester. Good primary and secondary schools are within easy reach in Whitchurch and Longparish. 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 = 83.2 sq m / 895 sq ft
 Outbuildings = 13.7 sq m / 147 sq ft
 Total = 96.9 sq m / 1042 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 (ID1063372)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: C



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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.

