



17 Lapwing Rise, Whitchurch, RG28 7SU  
Asking Price £750,000



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#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Introducing your dream family retreat in the sought-after Lapwing Rise, just a stone's throw away from the bustling centre of Whitchurch, Hampshire! Built in 1999 by David Wilson Homes, this spacious five-bedroom detached home offers over 2100 square feet of living space, including a handy double garage. Step inside and feel the warmth of home envelop you. The heart of the house is undoubtedly the generously sized kitchen dining room, ideal for whipping up culinary delights while chatting with loved ones. Need to hide away the laundry? No problem, the adjacent utility room has you covered. Entertainment options abound with both a family room and a separate sitting room, ensuring there's space for everyone to unwind in their own way. And with a cloakroom for guests, convenience is always close at hand. Outside, the fun continues in the enclosed rear garden, complete with a raised lawn and a charming patio seating area—perfect for lazy Sunday brunches or summer BBQs. The front garden sets the stage for a warm welcome home, while the double-width driveway ensures parking headaches are a thing of the past.



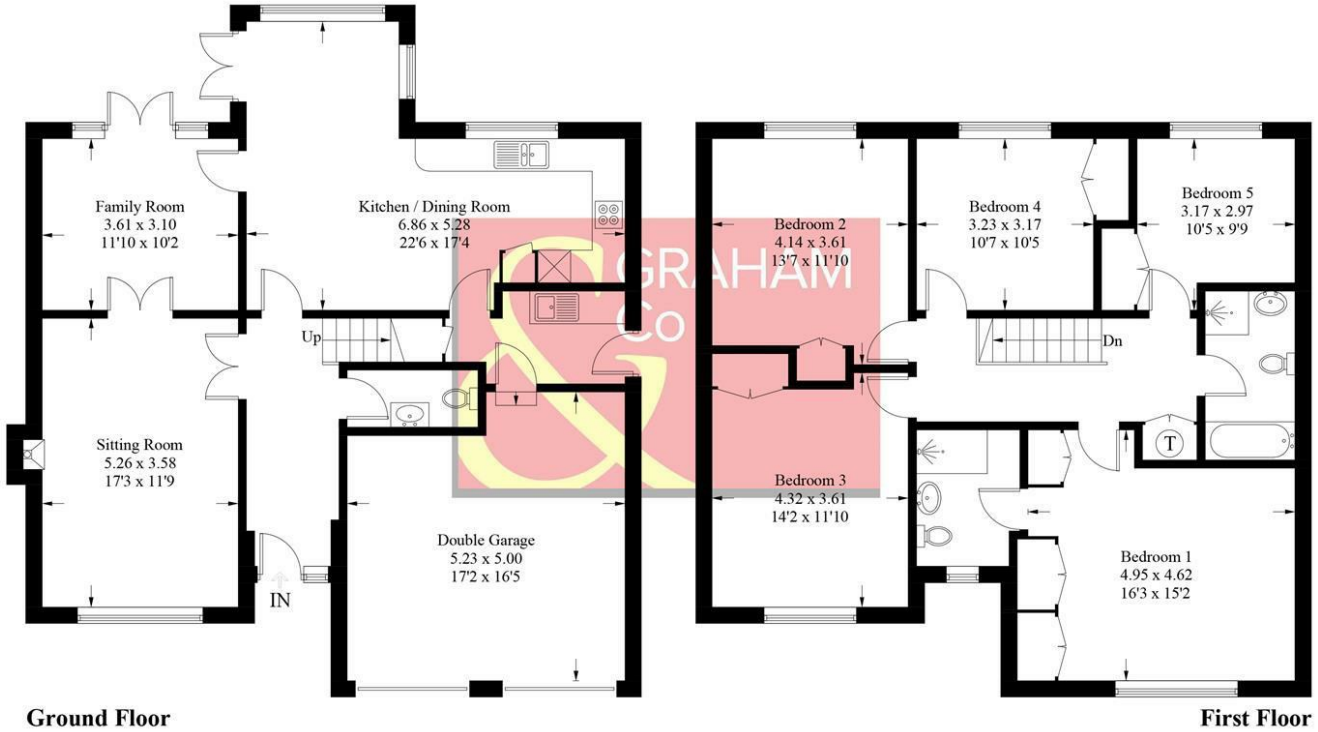


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



# Lapwing Rise, RG28

Approximate Gross Internal Area = 201.7 sq m / 2171 sq ft  
(Including Garage)



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 (ID1052010)

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

Tax Band: F



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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.