



22 , Hurstbourne Priors, Whitchurch, RG28 7SE
Guide Price £895,000



22 , Hurstbourne Priors Whitchurch,
Guide Price £895,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the picturesque hamlet of Hurstbourne Priors with rolling countryside surrounding, Graham & Co are delighted to bring to the market this extended detached brick and flint character cottage built in 1871, which has been extensively and sympathetically upgraded by the present owner and offered for sale in show home condition throughout. The property itself benefits from an entrance hall, with double doors opening up to a spacious and light open plan Neptune fitted kitchen with dining area and family room leading to the garden. A sitting room with bi-folds to the garden, utility and cloakroom, reception room with views to front and a separate study. To the first floor there are four bedrooms with the master having en-suite and family bathroom, central heating and double glazing. Outside to the front a driveway provides parking for four cars with the rear garden well landscaped comprising large patio entertaining area leading to lawn with abundance of flower and shrub beds, garden shed and store. Beautiful unspoilt views from front and rear over fields and paddocks.





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 = 186.9 sq m / 2012 sq ft
 Sheds = 6.8 sq m / 73 sq ft
 Total = 193.7 sq m / 2085 sq ft



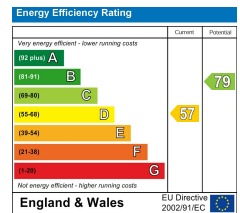
PRODUCED FOR GRAHAM AND CO

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 (ID1117358)

MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com



Tax Band: G



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

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.

