

14 Micheldever Gardens, Whitchurch, RG28 7JY  
Asking Price £869,995



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this superbly presented detached family home, offering generous and well-designed accommodation in one of the most desirable locations within this peaceful cul-de-sac. As you step inside, you are greeted by a spacious entrance hall that leads to the main living areas. The bright and inviting living room features a central fireplace, perfect for both entertaining and relaxing, with French doors that open onto the rear gardens. Adjacent to the living room is a separate dining room, ideal for formal occasions, which seamlessly connects to the kitchen. Recently upgraded, the kitchen is a chef's delight, boasting a comprehensive range of floor and wall-mounted units, stylish work surfaces, and a breakfast bar that offers additional seating and preparation space. A practical utility room off the kitchen provides convenient side access to the driveway. One of the standout features of this home is the impressive south-facing conservatory, which captures stunning views of the beautifully landscaped gardens and the picturesque countryside beyond. Additionally, a well-proportioned family room with a bay window offers versatile reception space, perfect for a study, snug, or playroom. Upstairs, the first floor hosts five generously sized bedrooms. The principal bedroom is a true retreat, featuring a re-fitted en suite, built-in wardrobes, and breathtaking views. Another bedroom also benefits from a re-fitted en suite, while the remaining bedrooms are serviced by a family bathroom. One of the bedrooms is currently utilised as a home office with fitted desks but can easily be converted back into a bedroom if desired. The exterior of the property is equally impressive. To the side, you'll find a detached double garage with widened electric doors, lighting, and power, as well as a generous driveway offering ample parking for multiple vehicles. The gardens are a highlight, featuring an expansive level lawn, a large patio area perfect for al fresco dining, and a spectacular outlook over the neighboring meadowland and countryside.



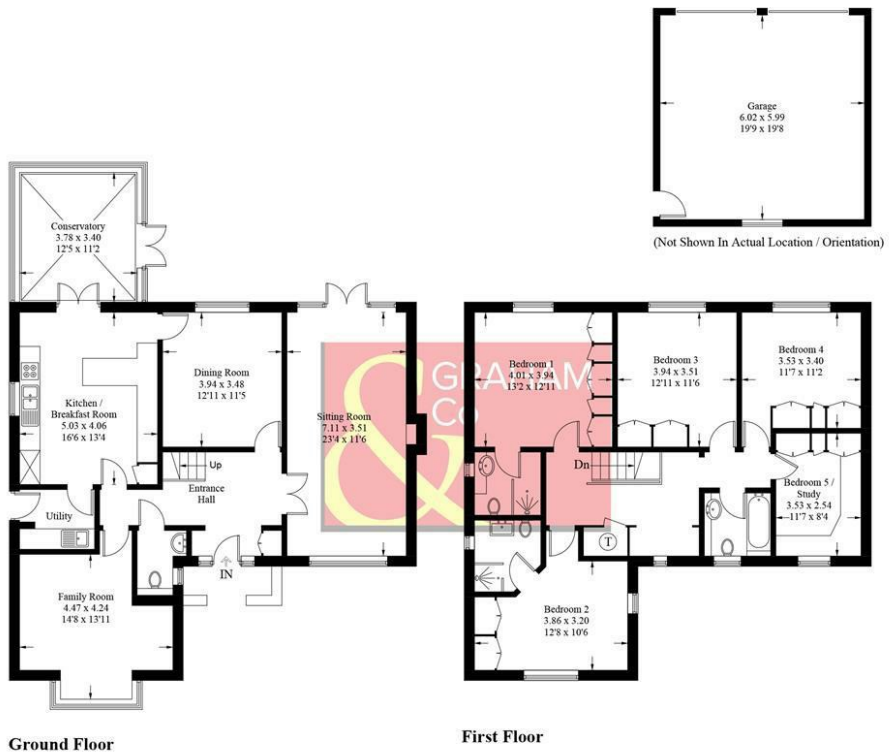


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



# Micheldever Gardens, RG28

Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft  
 Garage = 36 sq m / 387 sq ft  
 Total = 245.1 sq m / 2638 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 (ID1115489)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: G



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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.

