



28 Shuttle Street, Whitchurch, RG28 7FS
Guide Price £500,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

This modern and stylish four bedroom detached family home, offers a fine blend of contemporary and practical living.

The accommodation comprises; entrance hallway with guest w/c and storage cupboard, living room, open plan kitchen/diner with utility cupboard and doors to the garden through the conservatory, four bedrooms, with ensuite facilities to the principle bedroom and further family bathroom.

The South West facing aspect garden is predominantly laid to lawn, but also benefits from a patio, summerhouse and gated access to the driveway for two vehicles and garage.



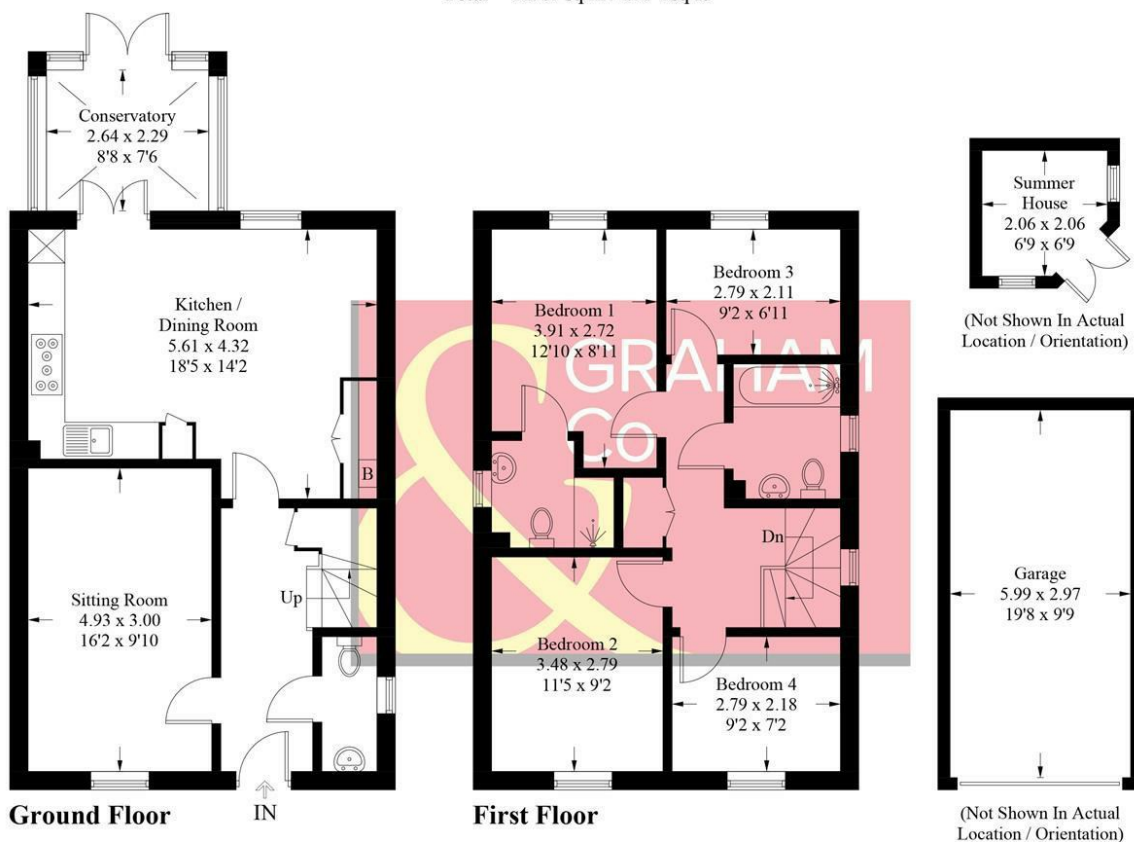


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



Shuttle Street, RG28

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft
Garage & Summer House = 21.5 sq m / 231 sq ft
Total = 129.6 sq m / 1394 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 (ID1183195)

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		94
(81-94) B	84	
(69-80) C		
(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		

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