



72 Winchester Road, Whitechurch, RG28 7HP  
Guide Price £435,000





## 72 Winchester Road, Whitchurch, Guide Price £435,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market 72 Winchester Road, situated in the charming town of Whitchurch, this beautifully presented character home offers a delightful blend of modern comfort and traditional charm. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, with the lounge featuring a stylish log burner.

The heart of this residence is undoubtedly its stunning garden, which backs onto the picturesque River Test. This serene outdoor space is ideal for enjoying peaceful afternoons or hosting gatherings with friends and family. The garden not only enhances the aesthetic appeal of the property but also offers a unique connection to nature, making it a true haven for outdoor enthusiasts.

The bathroom is thoughtfully designed, ensuring both functionality and style, while the overall presentation of the home is to an impeccably high standard. Every corner of this property reflects care and attention to detail, making it a move-in ready option for prospective buyers.







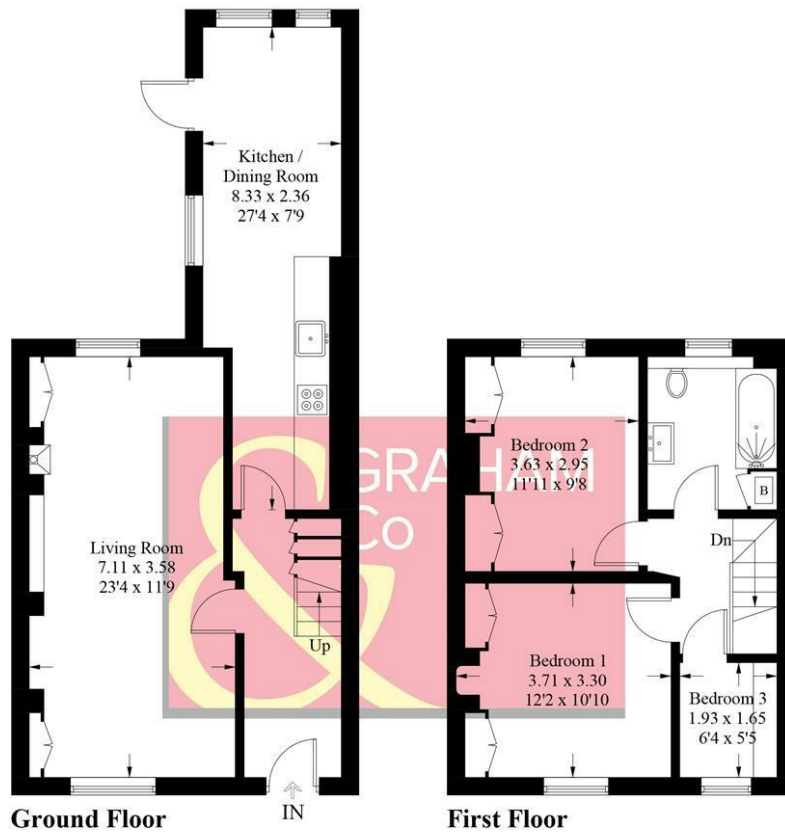
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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





## Winchester Road, RG28

Approximate Gross Internal Area = 89.3 sq m / 961 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 (ID1206342)

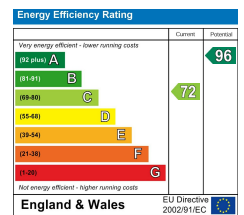
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