



17 Wheeler Close, Whitchurch, RG28 7JX  
Guide Price £445,000





## 17 Wheeler Close, Whitchurch, Guide Price £445,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a select close in the sought after town of Whitchurch with its excellent connections to London, Graham & Co are delighted to bring to the market this extended to side and rear impressive semi-detached family home. The property is presented in excellent order throughout and benefits from sitting room with views to front, open plan fitted kitchen with dining area leading to the family/sun room, separate utility. To the first floor there are four bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a driveway provides parking for several cars leading to the garage, the rear garden is enclosed by fencing and comprises patio and lawn with mature flower and shrub beds.







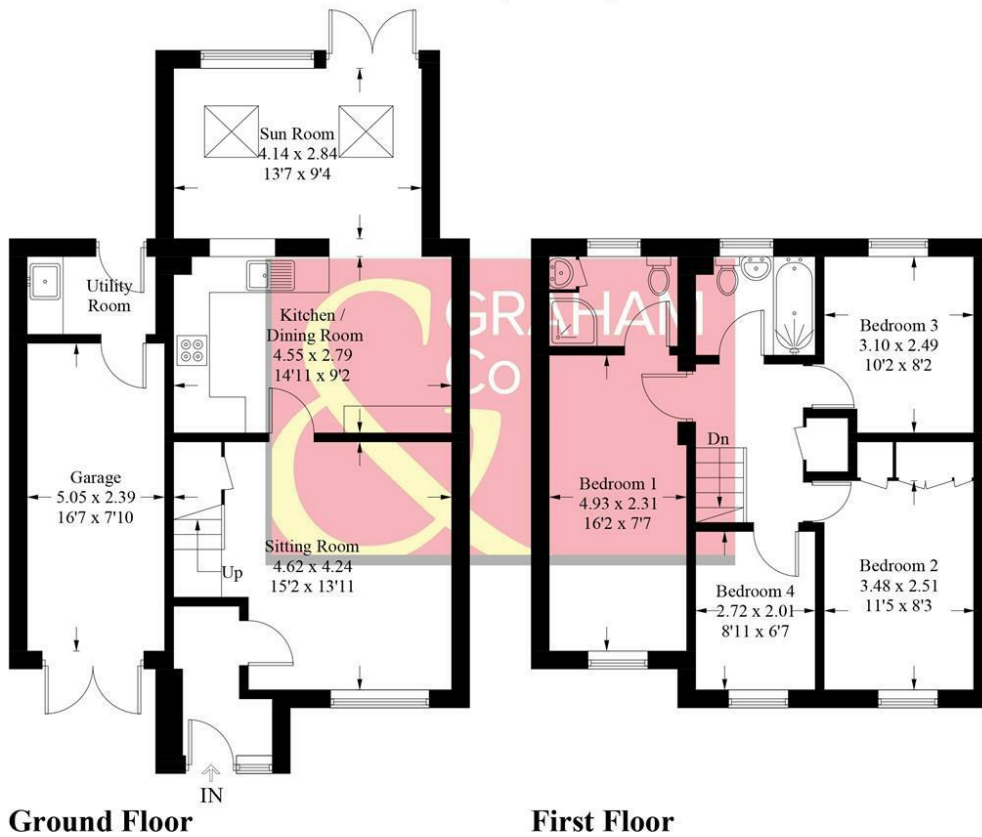
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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





## Wheeler Close, RG28

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 113.9 sq m / 1226 sq ft



**Ground Floor**

**First Floor**

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 (ID1207387)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D			
(41-54) E			
(21-40) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	

**Tax Band: D**



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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.