



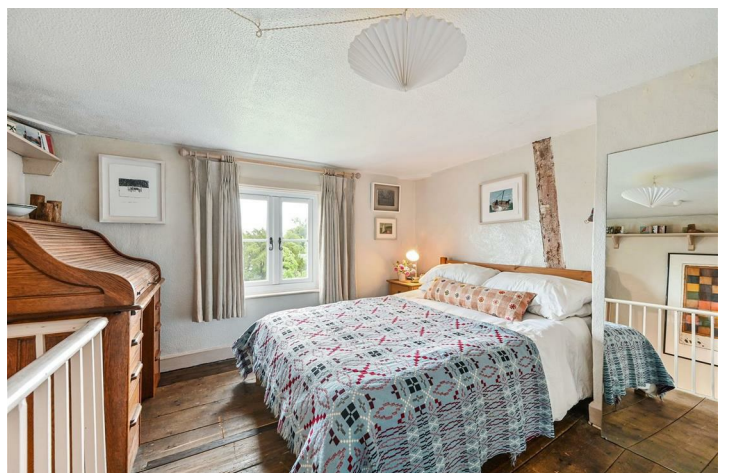
3 Lynch Hill, Whitchurch, RG28 7ND
Guide Price £285,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this stunning end of terraced character cottage, positioned in an elevated location having far reaching views across Whitchurch and countryside beyond. Steps lead to the cottage itself with the entrance into the fitted kitchen steps lead to a stylish bathroom with the sitting/dining room situated to the front of the property. To the first floor there are two double bedrooms. Outside, the cottage gardens are set at the front of the property, being well landscaped and having an entertaining area abundance of mature flowers and shrub beds, with far reaching views. Very rarely do cottages of this character become available, so early viewing is highly recommended.





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.

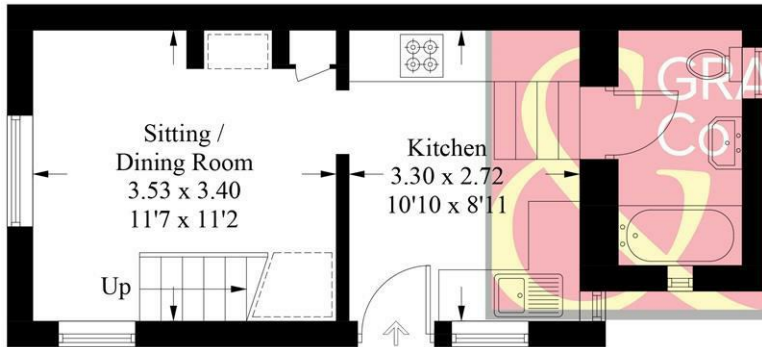


Lynch Hill, RG28

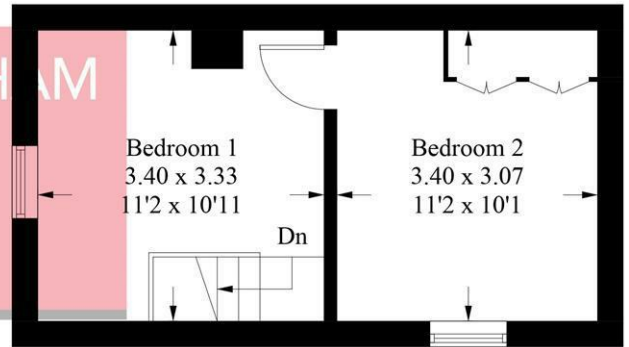
Approximate Gross Internal Area = 49.4 sq m / 532 sq ft



= Reduced headroom below 1.5m / 5'0"



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 (ID1217026)

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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		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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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.