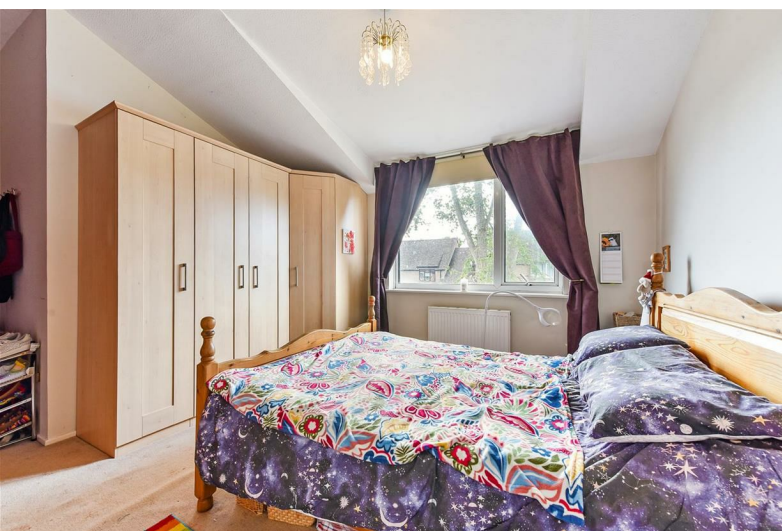




23 Kingsley Park, Whitchurch, RG28 7HA
Asking Price £510,000



23 Kingsley Park, Whitchurch, Asking Price £510,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

This generously proportioned link-detached home offers over 1,800 sq ft of versatile living space, perfectly positioned in a quiet and sought-after residential area. Ideally located within easy reach of the town centre and mainline train station, it combines convenience with a peaceful setting. The property has been thoughtfully extended to the rear, creating an additional sitting/garden room that enjoys views over the private, enclosed rear garden. The ground floor also features a welcoming front sitting room, a separate dining room, kitchen, and a utility room with access to the impressive 22' integral garage. A downstairs cloakroom with shower adds extra practicality. Upstairs, there are four bedrooms—three comfortable doubles and a generous single—along with a family bathroom. Externally, the front of the property boasts a block-paved driveway providing parking for several vehicles. The rear garden is both enclosed and private, ideal for relaxing or entertaining. Additional benefits include gas central heating and double glazing throughout. This is a superb opportunity to acquire a spacious and adaptable family home in a prime location, offering excellent access to local amenities, reputable schools, and commuter links.



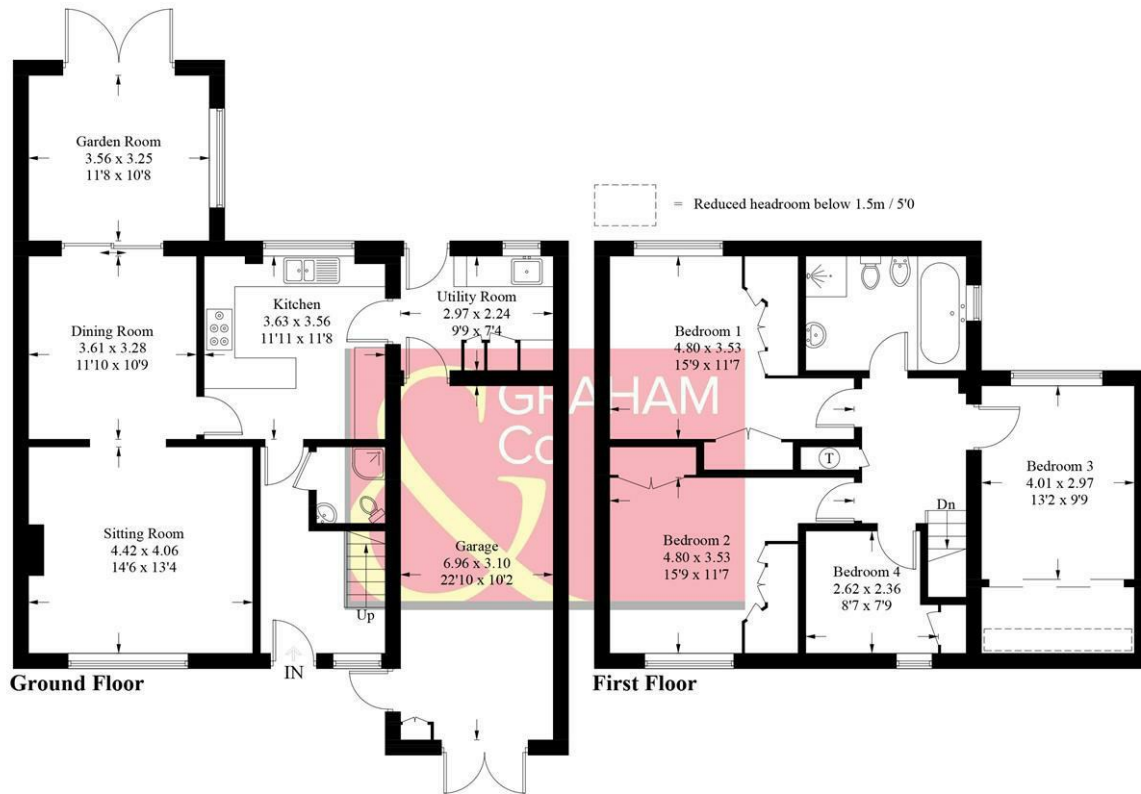


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



Kingsley Park, RG28

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft
(Including Garage)



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 (ID1229813)

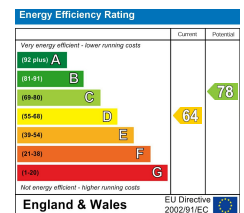
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.