



19 The Knowlings, Whitchurch, RG28 7JN
Guide Price £525,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

This beautiful four bedroom family home benefits from a double storey rear extension which now offers the new buyer a perfect place to call home. The accommodation in brief comprises karndean flooring throughout with a welcoming entrance hall, light living room opening through into the dining area, a stunning kitchen/breakfast room with a utility area and a cloakroom, complete the ground floor. The first floor you will find four good sized bedrooms and the well appointed shower room. Externally is the private enclosed rear garden with sandstone paving area and a fantastic recently appointed office space fitted with lighting and power. There is access to the front aspect and a door to the garage which is fitted for both power and light. The front garden has a mixture of mature plant and shrubs with a good size driveway to the side.



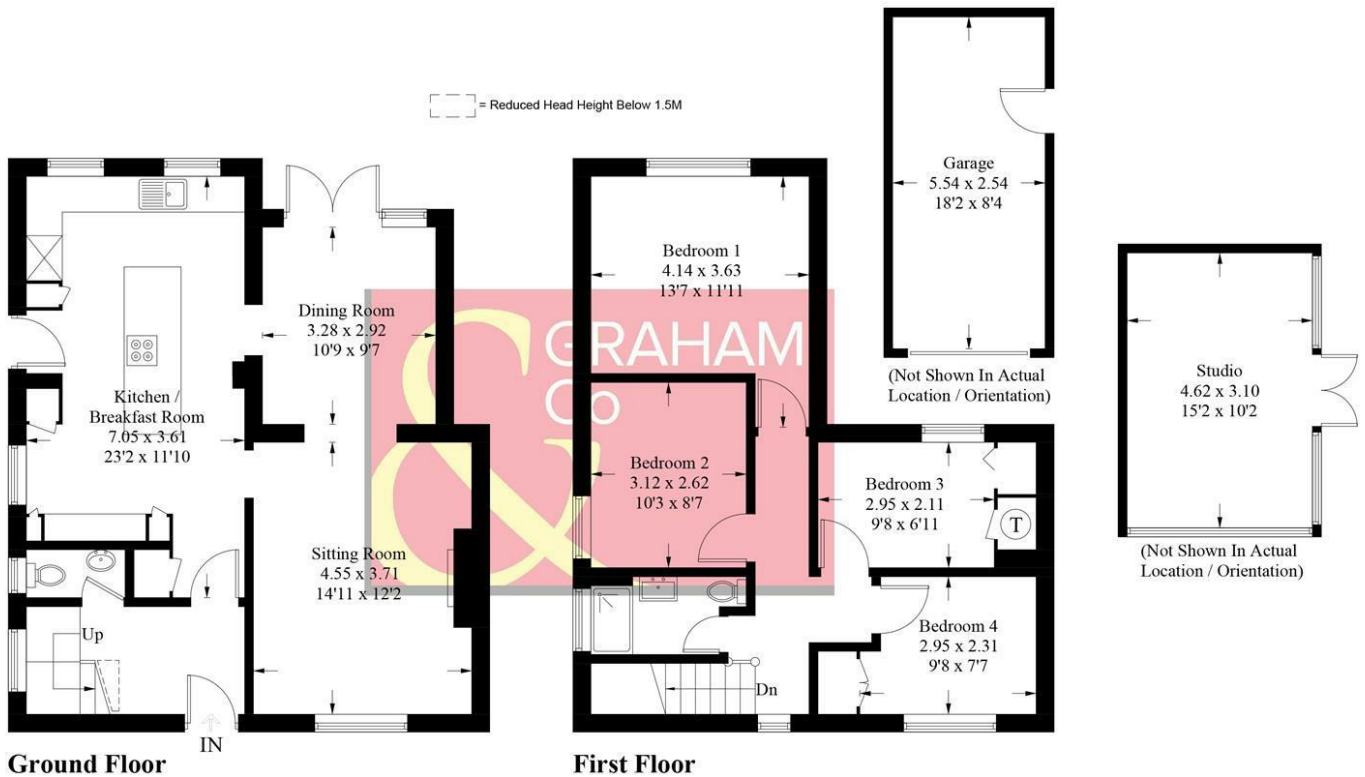


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



The Knowlings, RG28

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft
 Outbuildings = 28.4 sq m / 306 sq ft
 Total = 140.7 sq m / 1515 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 (ID1236519)

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	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.