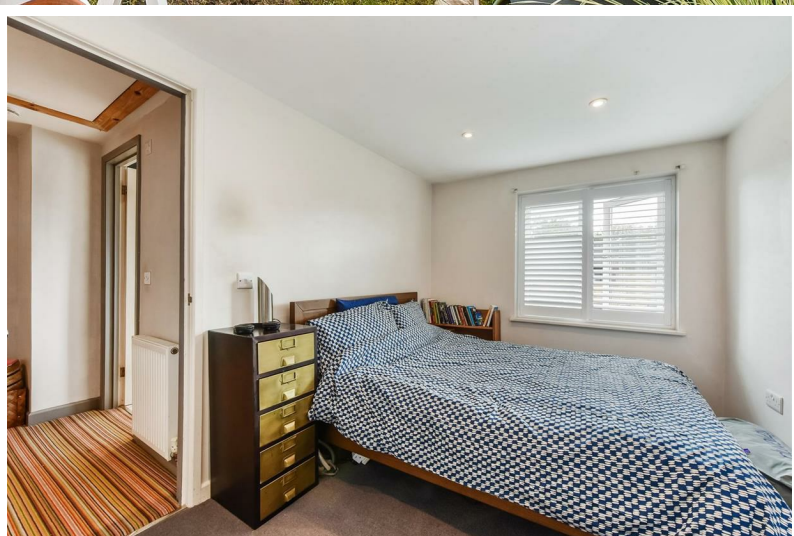




5 The Green, Whitchurch, RG28 7LU  
Guide Price £330,000



## 5 The Green, Whitchurch, Guide Price £330,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming heart of Whitchurch, this delightful two-bedroom cottage offers a perfect blend of comfort and convenience. Just a short stroll from local amenities, this property is ideal for those seeking a vibrant community atmosphere.

As you approach the cottage, you are greeted by a quaint front garden and a driveway that comfortably accommodates two vehicles. Upon entering, you will find a welcoming kitchen diner that flows seamlessly into the living room, which is situated at the rear of the house. This inviting space features a log burner, perfect for cosy evenings in during the colder months.

The cottage boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is well-appointed, ensuring all your needs are met. Additionally, a partial loft conversion adds a unique touch to the property, currently utilised as a music room, complete with a window and a pull-down ladder for easy access.

The rear garden is a true highlight, beautifully landscaped to create a serene outdoor retreat. It features a lovely seating area, ideal for entertaining guests or enjoying quiet moments in nature.

This charming cottage is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its combination of modern comforts and traditional character, this property is sure to appeal to a variety of buyers. Don't miss the opportunity to make this delightful cottage your own.





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.

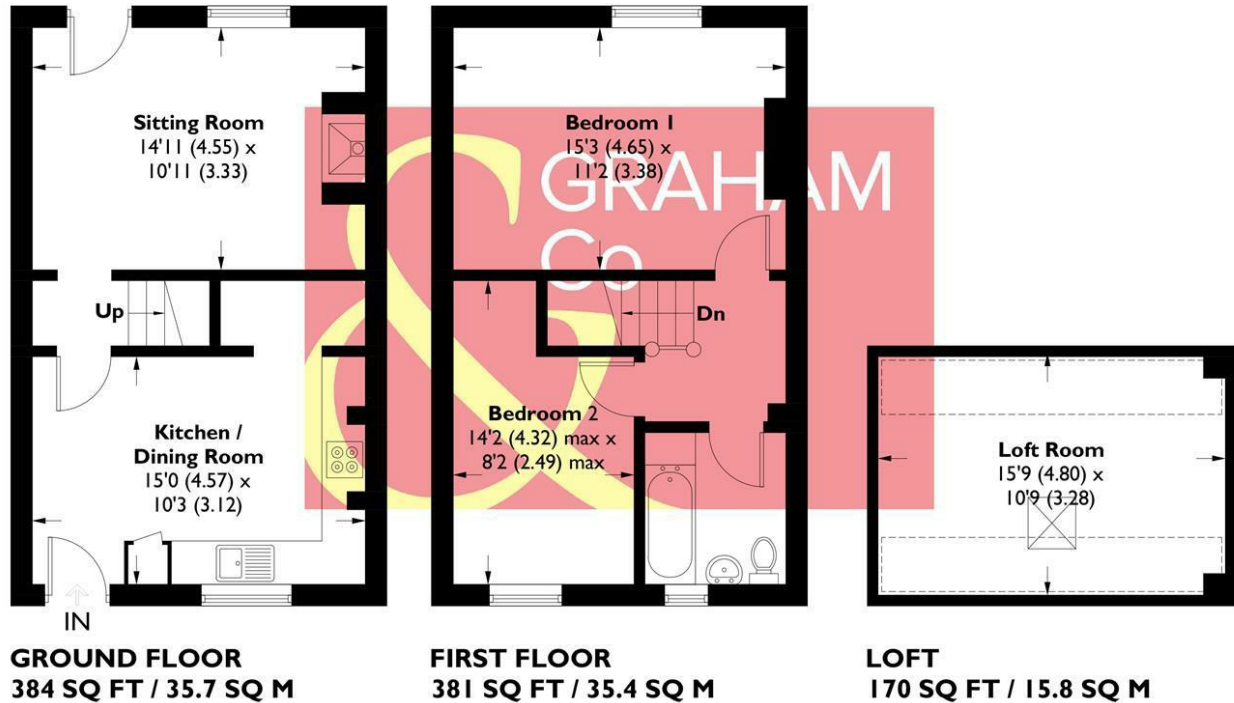




**APPROXIMATE GROSS INTERNAL AREA = 765 SQ FT / 71.1 SQ M**  
**LOFT = 170 SQ FT / 15.8 SQ M**  
**TOTAL = 935 SQ FT / 86.9 SQ M**



 = Reduced headroom below 1.5m / 5'0



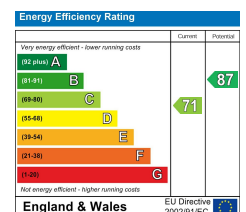
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1248302)  
**Produced for Graham & Co**

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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.

