



2 Silk Throwsters Way, Whitchurch, RG28 7FU  
Guide Price £850,000





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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming area of Whitchurch, Silk Throwsters Way presents an exceptional opportunity to acquire a stunning five-bedroom detached house. This impressive three-storey residence boasts a wealth of space and modern amenities, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom with a WC. To your right, a well-appointed study offers a quiet space for work or study, while to the left, the spacious living room provides a perfect setting for relaxation. The heart of the home is undoubtedly the expansive kitchen dining room, which is complemented by a utility room, ensuring practicality for everyday living. Additionally, a versatile playroom or family room offers further options for leisure and entertainment.

The first floor is home to the luxurious master bedroom, complete with a dressing room and en suite bathroom, providing a private retreat. This level also features a family bathroom and two additional bedrooms, ensuring ample accommodation for family and guests alike. Ascending to the top floor, you will find two further bedrooms and a well-appointed four-piece bathroom, perfect for larger families or visitors.

Outside, the property boasts a delightful rear garden, featuring both a patio and lawn area, ideal for outdoor gatherings and relaxation. The double garage and driveway parking for four vehicles add to the convenience of this remarkable home.

With its generous living spaces, modern design, and prime location, this five-bedroom detached house on Silk Throwsters Way is a rare find and is sure to appeal to discerning buyers seeking a comfortable and stylish family residence.







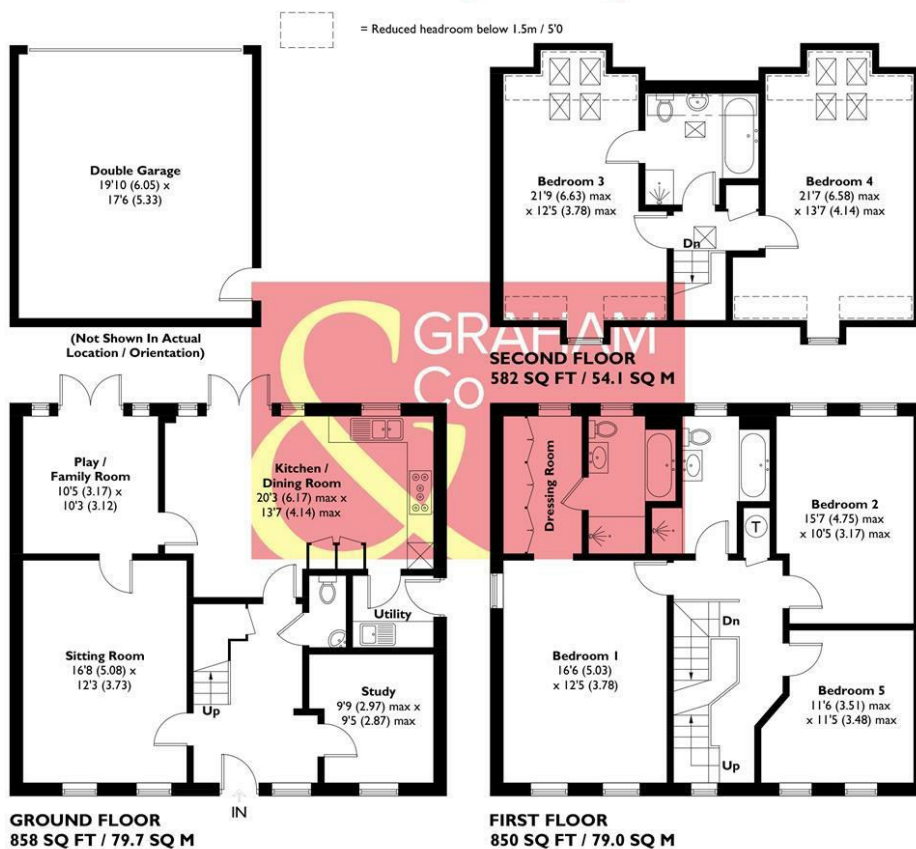
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 = 2290 SQ FT / 212.8 SQ M**  
**DOUBLE GARAGE = 349 SQ FT / 32.4 SQ M**  
**TOTAL = 2639 SQ FT / 245.2 SQ M**



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 1268240)

Produced for Graham & Co

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Tax Band: G

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) A                                  |         | 92        |
| (81-94) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (43-54) E                                   |         |           |
| (29-42) F                                   |         |           |
| (15-28) G                                   | 87      |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |



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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.

