



3 Riverside, Whitchurch

Myddelton & Major



An attractive period property in a quiet location with a South-West facing garden

Tenure: Freehold Size: 924.3 ft<sup>2</sup> EPC Rating: D (62) Council Tax Band: D



3



2



1

Services - Mains Water, Electricity, Gas, & Drainage. Gas Boiler - Central Heating.

Andover 8 Miles • Winchester 12 Miles • Basingstoke 12 Miles • Newbury 13 Miles

3 Riverside, London Street,  
Whitchurch, RG28 7LW

- Period Property
- Three Double Bedrooms
- Sitting room with open fireplace
- Dining Room with Log Burner

### The Property

A gravel path leads to a terrace of period properties and number 3 can be found on the end. The property is light and airy with high ceilings, large sash windows and period features. A semi-glazed front door provides light into the hallway off which is the sitting-room, a good sized room with a large bay window and Victorian fireplace with open fire. From the hall access to the kitchen which has a range of wall and base units and leads to a conservatory style utility area which opens to the gardens. The dining room is off the kitchen and benefits from dual aspect sash windows and log burner. On the first floor are three light and bright bedrooms, all of which are double. A family bathroom with a white suite and shower over bath and tongue and groove panelling. The property offers well appointed accommodation requiring a degree of updating.

### Outside

The property has a good-sized decking area, perfect for al fresco dining and a South-west facing garden laid to lawn. The trees and shrubs which border the lawn are in abundance. Tucked away is a handy shed and there is a raised bed which would be perfect for a vegetable patch. The access to the property is on foot however on-street parking can often be found on Test Road, a short walk from the property. There is pedestrian access to the property from London Street and on-street carparking can often be found nearby.





## Location

Nestled in the heart of the Hampshire countryside and situated on the River Test is Whitchurch, a small town with a range of local shops and amenities. These include two small supermarkets, a bakery, coffee shop, Post Office, doctors surgery, dentist, vets and the White Hart Hotel. In addition, Whitchurch has a nursery, primary and secondary school. Transport links are excellent with access to both M3 and M4 corridors and good access onto the A34 linking north and south and the A303 linking east and west. The town is very well located with easy access to Basingstoke, Newbury, Andover and the city of Winchester. There is a mainline railway station to London Waterloo in under 1 hour.



The extent of the property is shaded green.

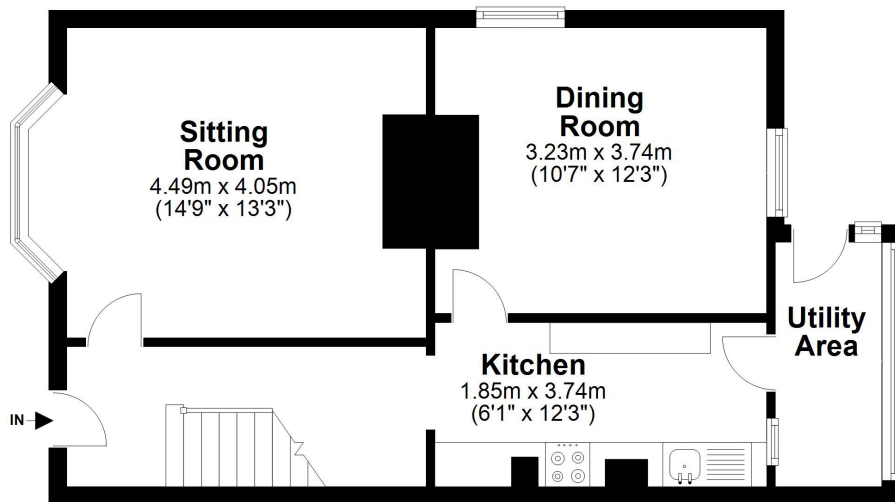
Note: This is for identification purposes only.



# 3 Riverside - Floor Plan

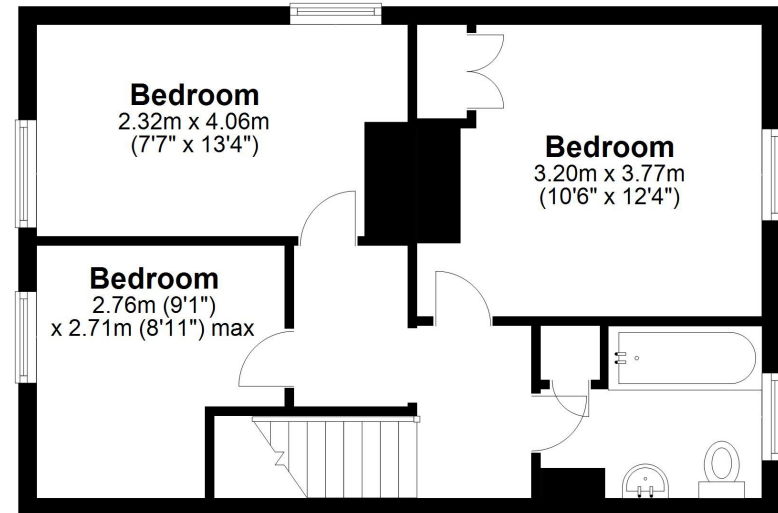
## Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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