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## The Pines, Whitchurch. HP22 4JZ

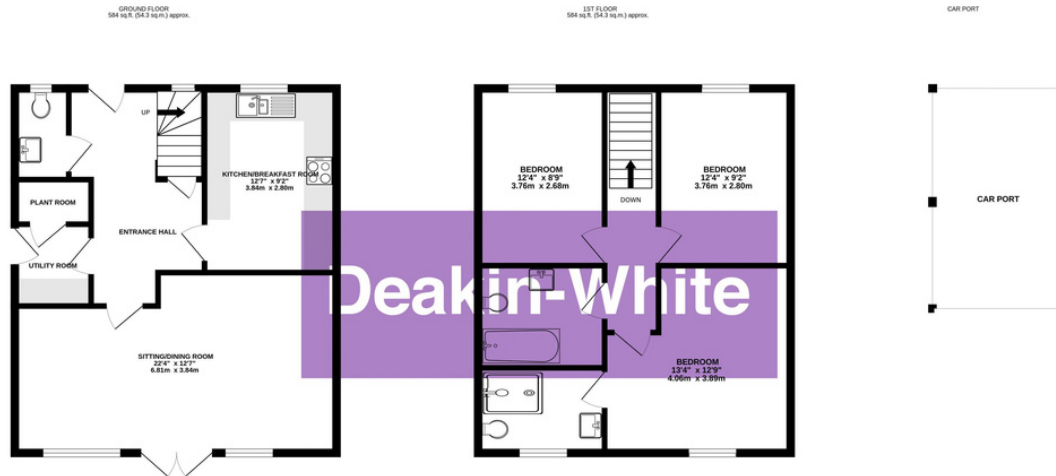
**Are you looking for a brand-new home in a select small development of 3 new properties? Want a home that has energy efficient air source heat pump with underfloor heating downstairs, triple glazing and is well insulated? Looking for a spacious three-bedroom home with 3 double bedrooms? Would you like a quiet lane location that is set centrally and conveniently in a village location? Looking for a south facing garden? Or for countryside walks close to your doorstep? Or a great village pub within walking distance? Could it be the highly regarded school and a shop/Post Office/garage (a rare find in a lot of villages these days) that is the top of your list, and that people enjoy that come to call this beautiful village home!**

The accommodation boasts an oak framed porch leading into a light and spacious entrance hall, with a cloakroom WC, fitted kitchen/breakfast room with quartz worktops and integral appliances, fitted utility/boot room with side access, double aspect sitting room with French doors onto the patio. Upstairs there are three good sized double bedrooms, family bathroom, the main bedroom also has a large en-suite shower room. Outside there is a front garden, and parking, as well as an oak framed carport. Gated access to a good size south facing rear garden, which is privately enclosed and laid mainly laid to lawn with a patio. The property also has BT Full Fibre Broadband Service with Up to 900Mb of Download Speed.

# Overview

- Newly Built Detached House
- BT Full Fibre Broadband Service with up to 900MB of Download Speed
- On a No-Through Road
- En-suite & Bathroom
- Kitchen & Living/Diner
- Fitted Kitchen/Breakfast Room
- Car Port and a Parking Space
- Underfloor Heating On Ground Floor
- Tenure: Freehold EPC: B Council Tax: F

# Floorplan & Measurements



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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