



Connells

Watership Hillside
Whitchurch



Property Description

A spacious and very well presented FIVE BEDROOM detached house situated at the end of a CUL DE SAC and is offered to the market with NO ONWARD CHAIN. The property features lounge, dining room, study, generous corner plot rear garden, refitted kitchen/breakfast room, two en-suites.

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.

Entrance

Double glazed glass panel door to:

Entrance Hall

A spacious entrance hall with tiled floor, understairs storage cupboard, double and single upright storage cupboards, stairs to first floor, doors to :

Cloakroom

Double glazed frosted window to front aspect, low level wc, pedestal wash hand basin, tiled floor

Lounge

25' 6" max x 12' 2" max (7.77m max x 3.71m max)

Two double glazed windows to side aspect, two double glazed window to rear aspect, double glazed window to front aspect, double glazed French doors to rear garden, gas coal effect living fire with stone surround and halve, double glass panel door to :

Dining Room

12' 4" max x 11' 4" max (3.76m max x 3.45m max)

Two double glazed window to rear aspect, double glazed French door to rear garden

Kitchen/breakfast Room

21' max x 10' 8" max (6.40m max x 3.25m max)

Double glazed window to rear aspect, double glazed window to side aspect, refitted and comprises of quartz work surfaces with cupboard and drawers under and cupboards over, fitted four ring gas hob with hood over, fitted electric double oven, one and half bowl sink with drainer and mixer tap, concealed dishwasher, concealed upright fridge freezer, breakfast bar, tiled floor, door to study, door to

Utility Room

9' max x 5' 8" max (2.74m max x 1.73m max)

Double glazed windows to side and rear aspects, double glazed glass panel door to rear garden, roll top work surfaces with cupboard under and space for washing machine and tumble dryer under, upright storage cupboard, stainless steel sink with mixer tap, wall mounted gas boiler

Study

11' 1" max x 9' max (3.38m max x 2.74m max)

Double glazed window to front aspect

Upstairs Landing

Airing cupboard, loft access, doors to :

Bedroom One

13' 8" max x 12' 5" max (4.17m max x 3.78m max)

Double glazed window to front aspect, two double wardrobes, door to:

En-Suite Bathroom

Two double glazed frosted windows to front aspect, panel enclosed bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls,

Bedroom Two

13' 10" max x 11' 2" max (4.22m max x 3.40m max)

Double glazed windows to front and side aspects, door to:

En-Suite Shower Room

Double glazed frosted window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, part tiled walls

Bedroom Three

12' 4" max x 8' 4" max (3.76m max x 2.54m max)

Double glazed window to rear aspect

Bedroom Four

10' 11" max x 8' max (3.33m max x 2.44m max)

Double glazed window to rear aspect

Bedroom Five

12' max x 8' 7" max (3.66m max x 2.62m max)

Double glazed window to rear aspect

Bathroom

Double glazed frosted window to side aspect, panel enclosed bath with shower over, low level wc, pedestal wash hand basin

Outside

Rear Garden

A generous corner plot rear garden which is non-overlooked and fully enclosed. The garden comprises patio area with remainder laid to lawn, timber built shed, outside tap, two courtesy coach lights, enclosed water softener, two gates for side access, glass panel door to garage

Parking

Plenty of parking available for up to 6 cars with a driveway leading to

Double Detached Garage

17' 4" max x 17' max (5.28m max x 5.18m max)

With up and over door, power and light









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/KSH105131](https://www.connells.co.uk/Property/KSH105131)



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Property Ref: KSH105131 - 0012