



**Connells**

Bicester Close  
WHITCHURCH



## Property Description

FOUR BEDROOM DETACHED home in WHITCHURCH, HAMPSHIRE comprising of CLOAKROOM, STUDY, THREE RECEPTION ROOMS, kitchen, laundry room, ensuite, bathroom, rear garden, parking.

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 primary, secondary schools, nursery and the property is only a ten minute walk to both.

The property is only a short walk of five minutes to the station which there is a direct train line from Whitchurch station to London Waterloo. There is also easy road links to the A34 and A303.

## Cloakroom

Double glazed frosted window to front, wash hand basin, low level wc

## Lounge

15' 10" x 12' 1" ( 4.83m x 3.68m )  
Double glazed window to front

## Dining Room

12' 1" x 9' 10" ( 3.68m x 3.00m )  
Double glazed sliding doors to rear

## Study

7' 4" x 17' 10" ( 2.24m x 5.44m )  
Double glazed window to front

## Kitchen

14' 2" x 9' 9" ( 4.32m x 2.97m )  
Double glazed window to rear, double glazed window to front, pantry cupboard, gas hob, electric oven, granite worktops, double oven and grill, cooker hood

## Laundry Room

6' 10" x 7' 11" ( 2.08m x 2.41m )  
Double glazed door to side, space for washing machine, space for dish washer, space for tumble dryer



## Landing

Loft hatch - partly boarded

## Bedroom One

12' 2" x 12' 2" ( 3.71m x 3.71m )

Double glazed windows to front, two built in wardrobes

## Ensuite

Double glazed frosted window to front, low level wc, hand wash basin, shower cubicle, head height restricted.

## Bedroom Two

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window to rear

## Bedroom Three

9' 11" x 15' 6" ( 3.02m x 4.72m )

Double glazed window to rear, two built in wardrobes

## Bedroom Four

14' 6" x 7' 11" ( 4.42m x 2.41m )

Double glazed window to rear, head height restricted

## Bathroom

Double glazed frosted window to side, panel enclosed bath, hand wash basin, low level wc

## Outside

## Parking

Driveway Parking

## Rear Garden

Mainly laid to lawn, patio











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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