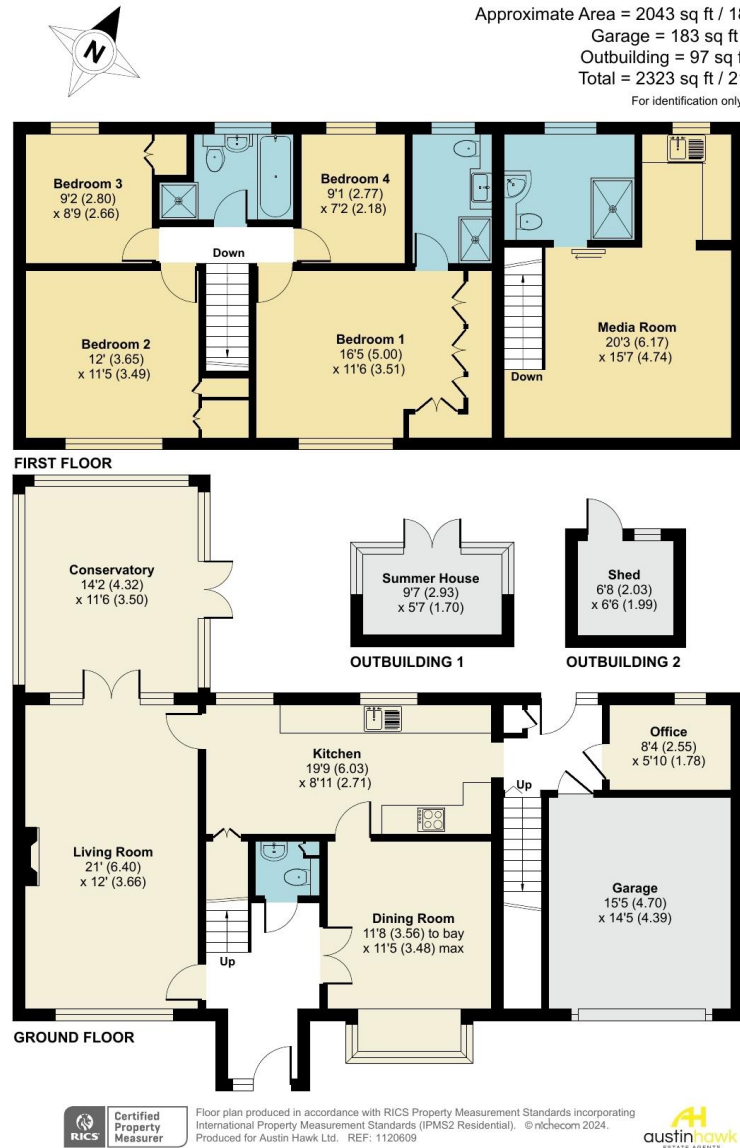


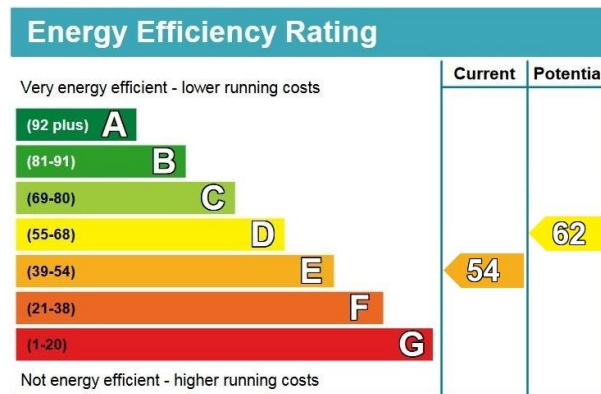
Jobson Close, Whitchurch, RG28

Approximate Area = 2043 sq ft / 189.8 sq m
 Garage = 183 sq ft / 17 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 2323 sq ft / 215.8 sq m
 For identification only - Not to scale



Jobson Close, Whitchurch

Guide Price £850,000 Freehold



- Living Room & Conservatory
- Dining Room
- Master Bedroom Suite
- Two Further Bathrooms
- Double Garage & Driveway Parking

- Kitchen/Dining Room
- Office
- Four Further Bedrooms
- Potential Annexed Living Quarters
- Attractive Gardens

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Located in a quiet cul-de-sac in an elevated position with woodland views, this bespoke five-bedroomed, detached house has been completely refurbished and enhanced to a very high standard by the current owners. The property benefits from an attached double garage, generous driveway parking plus, added to the property in 2014, a media room/fifth bedroom complete with its own kitchen and shower room which could be used as annexed living quarters with personal access. Immaculately presented throughout, the accommodation comprises entrance hallway, living room, conservatory, dining room, kitchen, conservatory, office, cloakroom, office, master bedroom suite, three further bedrooms serviced by a family bathroom plus the media room/bedroom five with kitchen and shower room. Outside, an attractive front garden surrounds the generous driveway parking, whilst to the rear, a mature, low maintenance garden includes a garden shed and summerhouse both with power and lighting.

The property layout flows intelligently; a welcoming entrance hallway with French Oak flooring leads to a cloakroom and then two front aspect reception rooms, both with French Oak flooring. Firstly, double doors open to a dining room with separate access to the kitchen beyond, whilst the living room, generous in size and with a dual aspect, flows into the conservatory via internal French doors. The conservatory features air conditioning and underfloor heating and provides access to the rear garden via external French doors. Centrally located at the rear of the ground floor is a well-stocked kitchen with porcelain tiled flooring, and also with underfloor heating. The kitchen features integral Smeg appliances, granite worksurfaces and oak kitchen units along with a walk-in pantry and dining space. Beyond the kitchen is a rear lobby with access to the rear garden, the office, the attached garage and also stairs to the potential annexed accommodation, currently used as a media room/fifth bedroom serviced by its own kitchen and bespoke wetroom complete with marble tiling. The original first floor accommodation features a master bedroom suite, three further bedrooms and a family bathroom. Outside to the rear, a low maintenance, south facing garden includes a garden shed and summerhouse, both with power, lawn, borders and a raised, decked area with power, alongside a patio for al-fresco dining.

Situated on the River Test on the southern edge of the North Wessex Downs, Whitchurch, itself a designated conservation area, offers a range of local shopping facilities, a church, public houses, eateries and fast food outlets, primary and secondary schools, GP Surgery, and a railway station as well as the famous Silk Mill. The world-renowned Bombay Sapphire distillery, occupying the site of the original Portals paper mill is just a couple of miles upstream along the River Test in neighbouring Laverstoke. Whitchurch offers excellent road and rail links with regular direct services to Basingstoke, London's Waterloo and the West Country. Whitchurch is a pivotal part of North Hampshire's communications network with access to the A34, A303 and M3 enabling rapid access to The Midlands, the South Coast, Central London and international airports.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

