



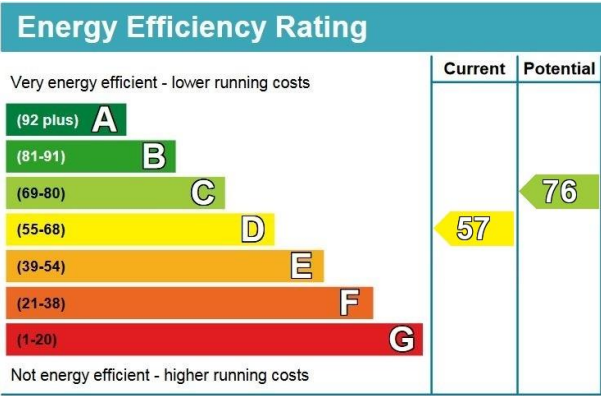
Beech Grove, Wherwell

Guide Price £595,000 Freehold

Beech Grove, SP11
Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft
Approximate Storage Internal Area = 17.8 sq m / 191 sq ft
Approximate Total Internal Area = 187.3 sq m / 2015 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



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.

- Extended Family Home
 - Open-Plan Kitchen/Dining Room
 - Cloakroom & Utility Room
 - Master Bedroom Suite
 - Family Bathroom
- Desirable Village Location
 - Dual Aspect Sitting Room
 - Snug & Boot Room
 - Three Further Double Bedrooms
 - Garage & Car Port



A rare opportunity to purchase in one of Hampshire's most attractive villages, an extended, four-double-bedroomed, semi-detached house which offers in excess of two thousand square feet of living space. Potentially the perfect family home, the property benefits not only from a desirable village location adjoining open countryside, but also allocated, covered parking alongside a garage. The accommodation has an excellent layout, enhanced by extension works to provide a ground floor with an entrance hallway, a dual-aspect sitting room, an expansive, open-plan kitchen/dining room, a utility room, and a snug with access to a boot room. The first floor offers a master bedroom suite, three further double bedrooms and a family bathroom. Outside to the rear, is a low-maintenance, terraced garden, bordered by open countryside.

Beech Grove is a quiet residential no-through road with the property occupying an elevated position on the upper banks of the valley of the River Test. Directly opposite the property itself are three allocated parking spaces, two of which are covered by a car port. Additionally, there is a garage alongside the car port. Steps up from the parking area lead through a walled, low-maintenance front garden with a path leading to the front door under a pitched, canopy porch. From the entrance hallway, complete with solid oak flooring, there is access to the very good-sized, dual-aspect sitting room complete with bifold doors to the rear and an exposed brick open fireplace. Located centrally on the ground floor are the snug which then has access to the boot room at the rear. The open-plan kitchen dining room was created following an extension to the side of the original property with the kitchen occupying the front of this expansive open-plan space. A breakfast bar separates the kitchen area from the dining area, with exposed brickwork and French doors accessing the rear garden.

The first floor includes the master bedroom suite, again, created following the extension to the side of the house. Of very good size, the master bedroom has a dormer window to the rear, generous fitted wardrobe and bedroom storage, with the adjoining ensuite shower room having a front aspect. Three further double bedrooms, all individual in their own right, include fitted wardrobe storage and are serviced by the family bathroom. Outside to the rear, the terraced garden includes a patio area adjacent to the rear of the property with steps leading up to different levels of artificial lawn and decking.

Wherwell, recognised as one of the Test Valley's most picturesque villages, is bordered by the River Test to the south and Harewood Forest to the north. The River Test is famous for its trout fishing, with Harewood Forest noted as being Hampshire's largest tract of ancient woodland, barring the New Forest. The village itself has a number of local amenities, including a well-regarded primary school, a church, a village hall and a playing field. Wherwell's location lends itself perfectly for access to the transport network, with the nearby A303 providing routes in all directions with its proximity to the A34. The nearest mainline railway stations provide access to London's Waterloo in around an hour, with Andover 5 miles to the north and Micheldever 10 miles to the east. Wherwell is close to the pretty Georgian market town of Stockbridge, which has a range of boutique shops, restaurants, pubs, a post office and a church. The Cathedral City of Winchester lies just ten miles to the south.

