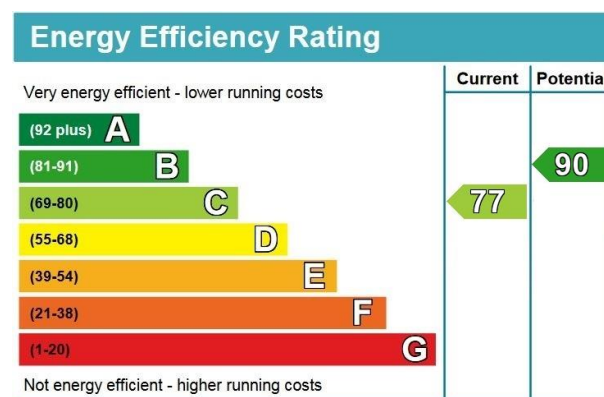


St Mary's Hill, RG28
Approximate Gross Internal Area = 81.1 sq m / 873 sq ft
Approximate Garage Internal Area = 19.5 sq m / 210 sq ft
Approximate Outbuilding Internal Area = 7.3 sq m / 79 sq ft
Approximate Total Internal Area = 107.9 sq m / 1162 sq ft



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.



St Marys Hill, Hurstbourne Priors

Guide Price £450,000 Freehold

- **No Onward Chain**
- **Entrance Hallway**
- **Cloakroom**
- **2 Further Double Bedrooms**
- **Garage & Parking**
- **Bespoke Modern Rural Home**
- **Living/Kitchen/Dining Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Enclosed Garden**



DESCRIPTION:

Located in the heart of a bespoke, high specification, modern development within the North Wessex Downs Area of Outstanding Natural Beauty, this three-double-bedroomed, end-of-terrace house offers a perfect balance of modern living with a rural feel. Constructed as recently as 2021, and available with the remainder of its buildings warranty, the property benefits from a good-sized, attached garage with driveway parking to the front, plus a location close to many local amenities and excellent proximity to the transport network. The accommodation comprises an entrance hallway, a cloakroom, a light and airy, open-plan living/kitchen/dining room, a master bedroom suite, two further double bedrooms and a family bathroom. Outside the rear is a practical, low-maintenance garden with an insulated home office complete with power, lighting and an internet connection. The property is available with No Onward Chain.

LOCATION:

The development has an elevated position on the edge of the village of Hurstbourne Priors, surrounded by open countryside above the Bourne Rivulet. St Marys Hill includes various green spaces, a village pond, a communal kitchen garden and a community notice board housed within an original red telephone box. There are local amenities in the nearby village of St Mary Bourne, including a village shop with a coffee shop overlooking the playing field, a well-regarded primary school and two public houses. Also, a short distance away is the town of Whitchurch, which offers a wider range of local amenities, including a range of local shopping facilities, a GP surgery, a church, public houses, a library, eateries plus primary and secondary schools. Whitchurch also has a mainline railway station with a direct route into London's Waterloo, an hour away.

OUTSIDE:

The property frontage includes a low-maintenance front garden with a lawn and low-level box hedging. To one side is a tarmac driveway in front of the attached garage with an up and over door. A path leads to the front door which is recessed under a covered porch.

ENTRANCE HALLWAY:

Stairs to the first floor. Door to a built-in, walk-in storage cupboard housing the consumer unit, electric meter and the media hub.

CLOAKROOM:

Concealed cistern WC, vanity hand wash basin with cupboard storage below. Radiator.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM:

Good-sized, light & airy living space with the kitchen having a front aspect and including a range of eye and base level cupboards and drawers with worksurfaces over, including matching upstands. Inset one and a half bowl, stainless-steel sink and drainer, inset ceramic hob with a glass splashback, extractor over and an oven/grill below. Integrated fridge/freezer, washing machine and dishwasher. Door to the hallway and open-plan to the living/dining area, which has a window to the rear and French doors providing access to the rear garden. Radiators.

FIRST FLOOR LANDING:

Door to a built-in, shelved linen cupboard. Access to a boarded loft space with lighting. Radiator. Doors to:

MASTER BEDROOM SUITE:

Window to the front. Double mirrored, sliding doors to a built-in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM:

Double walk-in shower enclosure with a rainfall shower over. Concealed cistern WC, vanity hand wash basin with deep drawer storage below. Heated towel rail.

BEDROOM TWO:

Double bedroom with a window to the rear. Radiator.

BEDROOM THREE:

Small double bedroom with a window to the rear. Radiator.

FAMILY BATHROOM:

Window to the front. Panelled bath with a mixer shower attachment. Concealed cistern WC, vanity hand wash basin with deep drawers below and a heated towel rail.

REAR GARDEN:

Good-sized (one of the largest within the development), practical, low-maintenance rear garden with a patio area adjacent to the rear of the property. A personal door provides access to the rear of the garage which has power, lighting and houses the LPG gas boiler. The remainder of the garden space is laid to lawn and includes an insulated home office complete with power, lighting and an internet connection.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. The development is served by underground LPG, metered and supplied by Calor Gas. LPG gas central heating to radiators.

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.

