



**Winchester Road, Whitchurch, RG28 7HP**

**£490,000**





**Council Tax Band:** D

**Tenure:** Freehold

**Property Type:** Semi Detached House

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 3

This beautiful extended Victorian semi-detached home is ideally located within easy walking distance of Whitchurch town centre. Combining period charm with modern versatility, the property benefits from off-road parking and enjoys a prime position backing onto the tranquil Lord Denning's estate.

At the rear, the generous enclosed garden offers a peaceful retreat, with a stream running along the bottom boundary, creating a wonderfully natural and serene outdoor space that's perfect for families or entertaining.

Inside, the ground floor features a spacious entrance hall that sets the tone for the rest of the home. There is a great kitchen/breakfast room, along with a separate utility room and a convenient downstairs WC. The living room is a truly inviting space, featuring tall ceilings and a charming bay window that floods the room with natural light. A separate office offers a quiet and practical area for home working, while an additional reception room adds valuable flexibility and could be used as a playroom, cosy second lounge, or even as an extra bedroom on the ground floor.

Upstairs, the accommodation continues with three good-sized bedrooms, each filled with natural light and period character. There is also a fourth bedroom which is ideal for a nursery, dressing room, or home office, along with a well-appointed family bathroom.

Outside, the property benefits from two useful outbuildings, offering excellent storage or potential for use as a workshop or studio.

This is a rare opportunity to purchase a distinctive family home in one of Whitchurch's most desirable locations, with easy access to local amenities, schools, and countryside walks, all set within a charming and private setting.









**Whitchurch Sales**

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