

Oakland Road, Whitchurch, RG28
 Approximate Gross Internal Floor Area = 124.7 sq m / 1343 sq ft
 Approximate Outbuilding Internal Floor Area = 14.1 sq m / 152 sq ft
 Approximate Total Internal Floor Area = 138.8 sq m / 1495 sq ft

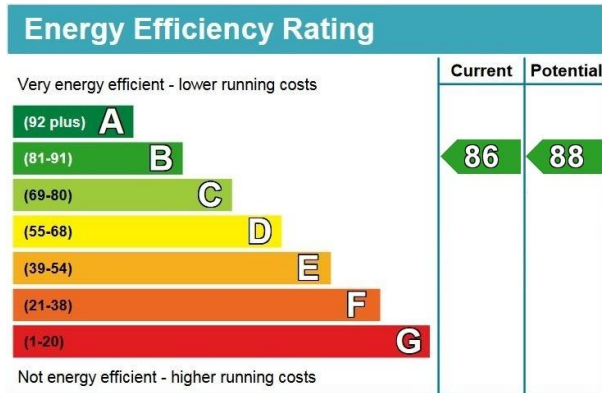


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is 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.



Oakland Road, Whitchurch

Guide Price £360,000



- Enclosed Porch
- Kitchen/Dining Room
- Two Further Bedrooms
- Driveway Parking
- Hallway
- Ground Floor Bedroom & Shower Room
- Bathroom
- Enclosed Courtyard Garden

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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DESCRIPTION:

A character detached home situated in a well-established residential area of Whitchurch, conveniently located close to the mainline railway station and local amenities. Modernised throughout, the accommodation comprises an enclosed porch, welcoming hallway, contemporary downstairs shower room, spacious kitchen/dining room, living room, and a ground floor bedroom. To the first floor are two further bedrooms, one with an en-suite bathroom. Externally, the property benefits from driveway parking for one vehicle, with additional on-street parking available. The low maintenance courtyard garden provides an ideal outdoor space and includes two useful storage sheds.

LOCATION:

Situated on the River Test on the southern edge of the North Wessex Downs, Whitchurch offers a range of local shopping facilities, a church, public houses, primary and secondary schools, GP Surgery, and a railway station as well as the famous Silk Mill. Whitchurch also 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.

ACCOMMODATION:

Entrance into an enclosed porch area. Door to:

HALLWAY:

Stairs to first floor. Space under the stairs for washing maching and tumble dryer. Doors to:

SHOWER ROOM:

Modern fully tiled wet room fitted with a walk-in shower area, low level WC, pedestal wash hand basin, and heated towel rail.

KITCHEN/DINING ROOM:

Dual aspect. A spacious kitchen fitted with a range of eye and base level units complemented by work surfaces and tiled splashbacks. There is space for a range cooker with extractor hood over, as well as space and plumbing for a dishwasher and fridge-freezer. Open access leads through to the living room, creating an ideal space for modern living and entertaining.

LIVING ROOM:

A bright and spacious dual aspect living room featuring an attractive fireplace with surround and hearth, creating a charming focal point to the room. Door leading to:

BEDROOM ONE:

A spacious ground floor double bedroom featuring doors opening directly onto the courtyard garden, allowing for plenty of natural light and easy outdoor access.

BEDROOM TWO & ENSUITE:

Stairs lead directly into this room. Tall window to the front and velux window. Leading to a fully tiled bathroom fitted with a panelled bath featuring a mixer tap and shower attachment, low level WC, pedestal wash hand basin, and heated towel rail. Leading to:

INNER LANDING:

A spacious landing area currently arranged to provide additional sleeping space, offering versatile accommodation with potential for a variety of alternative uses such as a study area, dressing space, or reading nook. Door to:

BEDROOM THREE:

Window to rear. Fitted eave storage cupboards.

OUTSIDE:

To the front of the property there is gated access leading to driveway parking. A further gate provides access to a private, low maintenance courtyard garden, complete with a useful storage area and garden shed.

TENURE & SERVICES:

Freehold. Mains gas, electricity and water are connected. Gas heating to radiators. Solar Panels.

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.

