



29 Oakland Road, Whitchurch, RG28 7HB
Asking Price £425,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented and versatile home is arranged over three floors, offering flexible accommodation ideal for modern family living.

The ground floor is well laid out, featuring a bright sitting room to the front and a separate dining room, perfect for both everyday use and entertaining. To the rear, the kitchen flows through into a conservatory/breakfast room, creating a sociable and light-filled space with a pleasant outlook over the garden.

On the first floor, there are two well-proportioned bedrooms served by a family bathroom. The main bedroom offers a generous layout, while the second bedroom provides comfortable accommodation for guests, children or those working from home.

The second floor adds further flexibility, with an additional bedroom with eaves storage on this level adds further practicality.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and usable outdoor space. A paved seating area adjoins the property, ideal for outdoor dining, leading down to a combination of lawn and planted sections. A central pathway guides you to a stylish decked seating area with pergola, creating a great space for relaxing or entertaining. At the far end of the garden, a summerhouse provides further versatility, perfect for use as a home office, studio or additional leisure space. The garden is enclosed,



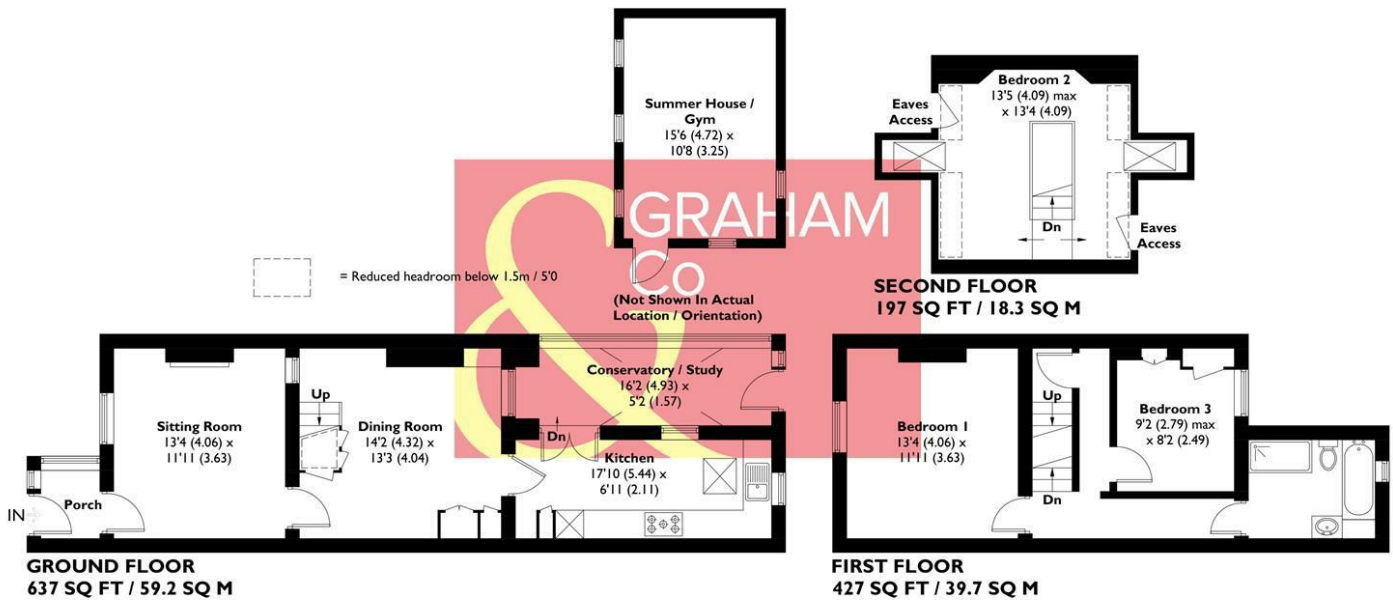


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.





APPROXIMATE GROSS INTERNAL AREA = 1261 SQ FT / 117.2 SQ M
SUMMER HOUSE / GYM = 165 SQ FT / 15.3 SQ M
TOTAL = 1426 SQ FT / 132.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1292103)
Produced for Graham & Co

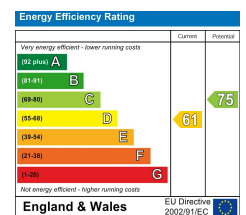
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