



5 Hurstbourne Priors, Whitchurch, RG28 7SE  
Asking Price £410,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

Occupying a generous plot with delightful countryside views to the rear, this charming three-bedroom home offers an exciting opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property provides excellent potential to improve, extend (subject to the necessary consents) and add value.

The ground floor comprises an entrance hall leading to a sitting room positioned to the front of the property, while the kitchen/dining room enjoys views over the rear garden and offers plenty of scope for redesign. A conservatory provides additional reception space and overlooks the substantial garden, whilst a useful utility room and cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms together with a family bathroom. Both bedrooms enjoy pleasant outlooks, with a 360 degree view of the property benefitting from attractive views across open countryside.

Externally, the home is set within a particularly generous plot, with a large rear garden predominantly laid to lawn and backing onto open fields, creating a wonderful sense of space and privacy. To the front, the garden offers the potential for parking, with an existing parking area situated at the far end of the front garden.

Offered with fantastic potential and enjoying a desirable rural outlook, this is a rare opportunity to acquire a characterful home in a sought-after village setting and put your own stamp on it.



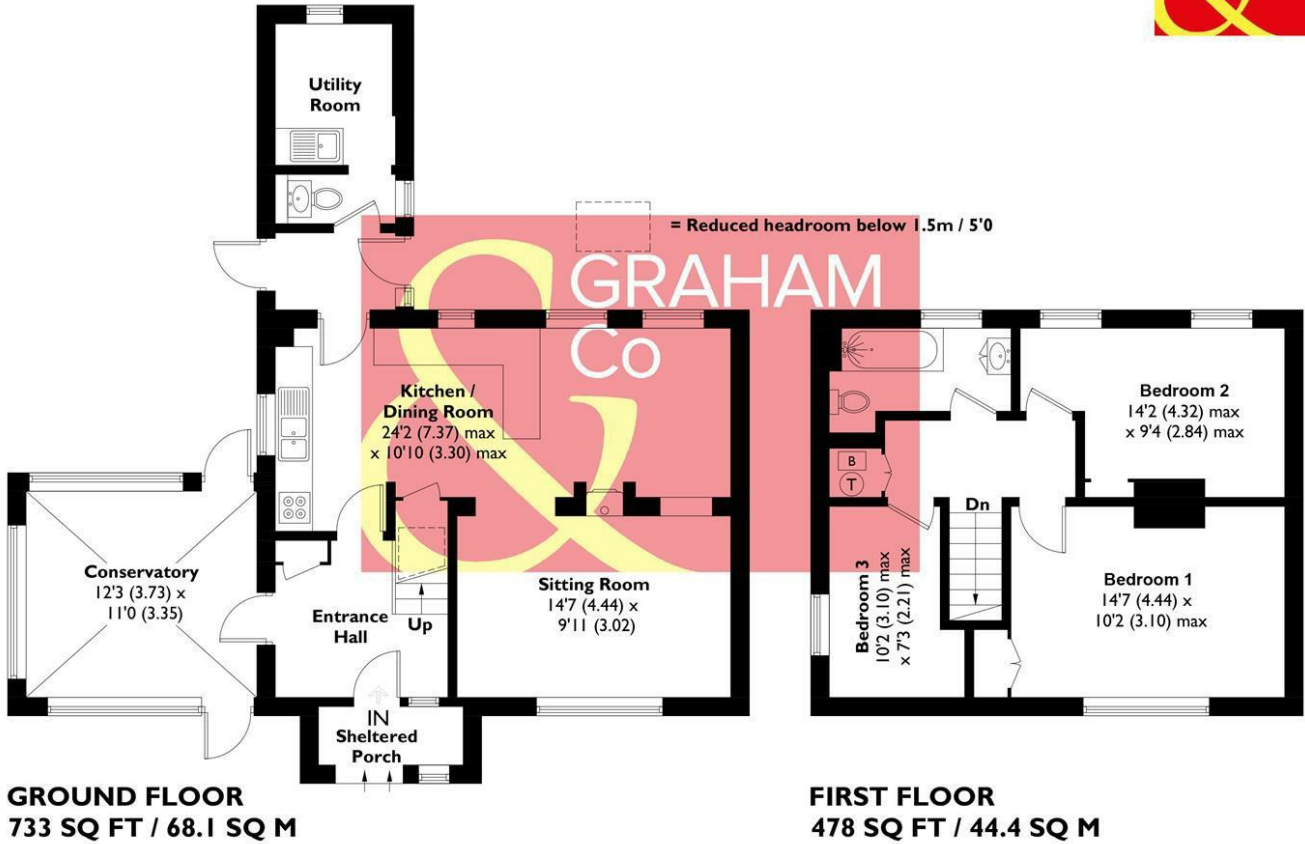


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 = 1211 SQ FT / 112.5 SQ M

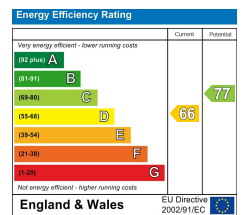


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1312511)  
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