



Manor Way, offers in excess of £420,000

- DOUBLE DRIVEWAY
- WORKSHOP WITH ELECTRICITY AND STORAGE
- FOUR BEDROOM HOME WITH ORIGINAL FEATURES
- TRIPLE GLAZED WINDOWS TO THE FRONT
- GROUND FLOOR SHOWER ROOM
- EPC Rating: C



 4  2  2



About the property

Located on Manor Way in Whitchurch, this charming four-bedroom Victorian semi-detached home offers flexible accommodation arranged over three floors, blending period character with practical family living. The home provides a versatile layout that can adapt to a variety of lifestyles.

Upon entering, a welcoming hallway leads to a generous front reception room. From the dining room original Victorian wooden French doors lead through to the conservatory, creating an additional reception area filled with natural light and overlooking the garden. The kitchen is well-positioned, while a ground-floor shower room is conveniently located to the side of the extension.

Practicality has also been carefully considered, with built-in storage throughout the home, including a useful under-stairs utility/storage area.

To the first floor are three bedrooms and a family bathroom with a staircase leading to the fourth bedroom.

A particularly appealing feature is that the property retains its original Victorian internal doors throughout, preserving much of its period character and individuality.

Externally, the property benefits from a bright and enclosed rear garden, providing a private setting for relaxing, entertaining and family enjoyment.

To the front, a double driveway provides valuable off-road parking, a feature rarely found on many properties along Manor Way. Perfect for a growing family.



Accommodation

Lounge

14' 6" x 12' (4.42m x 3.66m)

Featuring a working fireplace which creates a warm, cosy atmosphere. Triple-glazed windows to the front of the property provide excellent sound insulation while maintaining the character of the home.

Dining Room

13' 2" x 11' 2" (4.01m x 3.40m)

The dining room is a particularly special space, retaining much of the property's Victorian charm, including an impressive 300-year-old timber beam serving as a mantelpiece. The room also benefits from a working chimney, offering future owners the opportunity to install a wood-burning stove if desired.

Kitchen

13' 5" x 6' 9" (4.09m x 2.06m)

Conservatory

14' 2" x 8' 11" (4.32m x 2.72m)

Shower Room

5' 2" x 4' 2" (1.57m x 1.27m)

Bedroom 1

14' 6" x 11' 3" (4.42m x 3.43m)

Bedroom 2

11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom 3

8' x 7' (2.44m x 2.13m)

Bedroom 4

11' 9" x 14' 4" (3.58m x 4.37m)

The property is further enhanced by an exceptionally spacious loft room, which is arranged in two sections. The bedroom can accommodate two double beds alongside additional furniture and storage. The second section benefits from French doors opening onto a Juliette balcony, where attractive views can be enjoyed.

Workshop

The detached workshop is supplied with electricity and further benefits from useful eaves storage above, making it ideal for hobbies, home working, storage or DIY projects.

Agent Note

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Floorplan



Total floor area 140.5 m² (1,512 sq.ft.) approx

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