



A well-presented four bedroom detached home

28 Hurstbourne Priors, Whitchurch, Hampshire, RG28 7SE

Freehold

savills

Kitchen/breakfast room • Sitting room • Dining room • Study • Conservatory • Utility room • Four bedrooms (one with en suite) • Family bathroom • Integral garage

Situation

Hurstbourne Priors is a much sought after village in the popular Bourne Valley. There is a church and cricket ground, with the nearby village of Longparish offering everyday amenities including a village shop/sub post office, primary school, church and two public houses. More comprehensive facilities can be found in the neighbouring town of Whitchurch, the market town of Andover and the Cathedral City of Winchester. The local area is renowned for its excellent range of private and state schools. The property enjoys a rural outlook.

Communications are excellent with a direct train line to London Waterloo from Whitchurch train station (2.7 miles), easy access to the A303 for the West Country, the A34 for the Midlands and the M3 for the South Coast, ferries at Southampton and Portsmouth and Southampton Airport.

Description

The property is well placed within its plot and enjoys an elevated position with views to the front. An entrance hall provides access to all principal living spaces including a generous sitting room with central fireplace and a door which links through to a large conservatory across the rear of the property. There is a dining room for entertaining and a separate breakfast room which links to the kitchen which comes with a range of floor and wall mounted units including cupboard and drawer sections. A study at ground floor level provides perfect space for working from home and there is also a cloakroom. At first floor level there are four bedrooms including a principal bedroom with en suite shower room, the remaining bedrooms are serviced by a family bathroom. There is an integral garage which is accessed via the utility room.





Outside

The property is approached via a driveway which provides parking for a number of vehicles as well as access to the garage. The gardens to the front are mainly laid to lawn and there is an attractive outlook. The gardens to the rear are neatly maintained and include a rear terrace which is accessed off the breakfast room and conservatory providing a good space for outdoor entertaining. Steps rise up to the main area of garden which is principally laid to lawn with some attractive planting giving a good degree of interest throughout the year.

Tenure

Freehold

Post Code

RG28 7SE

Local Authority

Basingstoke and Deane

Council Tax

Band = F

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = D

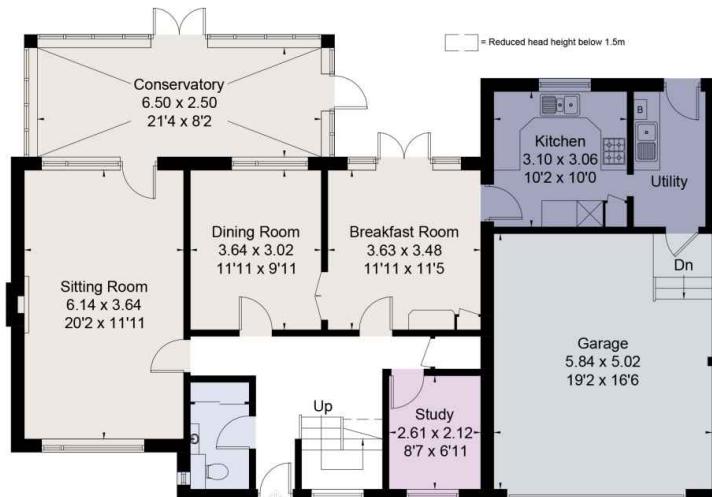
Viewing

Strictly by appointment with Savills.

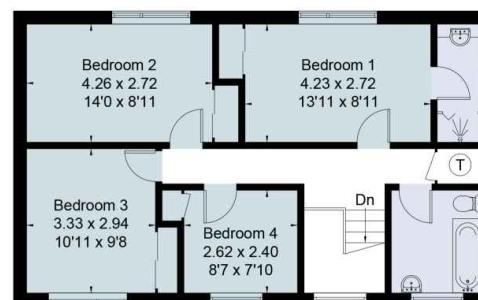




Approximate Area = 174.8 sq m / 1881 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Total = 204 sq m / 2195 sq ft
 Including Limited Use Area (4.8 sq m / 52 sq ft)
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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