

EVERY
STEP OF
THE WAY

PROPERTY GROUP

exp UK

Whitchurch



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Quiet Cul-de-sac

Every Step of The Way Property Group, Powered by eXp, are delighted to bring to the market this fabulous three bedroom detached property, situated in the popular town of Whitchurch. The property was built in 2018 and offers light and airy accommodation which has been nicely presented throughout. The accommodation comprises of three bedrooms, main bedroom with ensuite, family bathroom, a large lounge/diner, kitchen and a downstairs cloakroom. Outside the property enjoys a good sized garden with a side gate that leads to the front where there is a single garage with private parking.



The ground floor accommodation is well appointed and is accessed off the main entrance hallway. To the front of the property is a modern fitted kitchen which boasts cream fitted cupboards and wooden work surfaces and is finished off with a gorgeous bay window. Built-in appliances include an electric oven, hob with extractor fan over and a fridge/freezer, and there is space and plumbing for a washing machine/dryer. The lounge/diner is lovely and spacious and provides seating and space for a dining table. French doors lead out from here to the garden and also allow in plenty of light. Also on the ground floor is the cloakroom.



Upstairs there are three bedrooms. The main bedroom benefits from an ensuite shower room and there is a family bathroom. Both the ensuite and bathroom have been fitted with white gloss sanitary ware and contrasting modern ceramic tiling.





Outside

The property benefits from driveway parking for two vehicles and leads to a single garage. There is a side gate with access to the rear garden. This beautiful garden is mainly laid to lawn with a patio terrace and is securely fenced and walled.





Summary of accommodation

Ground floor

Entrance hall * Kitchen * Lounge/diner * Cloakroom

First floor

Main bedroom and ensuite shower room * Two further bedrooms and family bathroom



General information

Council tax band - D

Local Authority - Basingstoke and Deane

Tenure - Freehold

EPC Rating - B

Utilities - Mains water, electricity, gas and drainage

Total square feet - 1,141





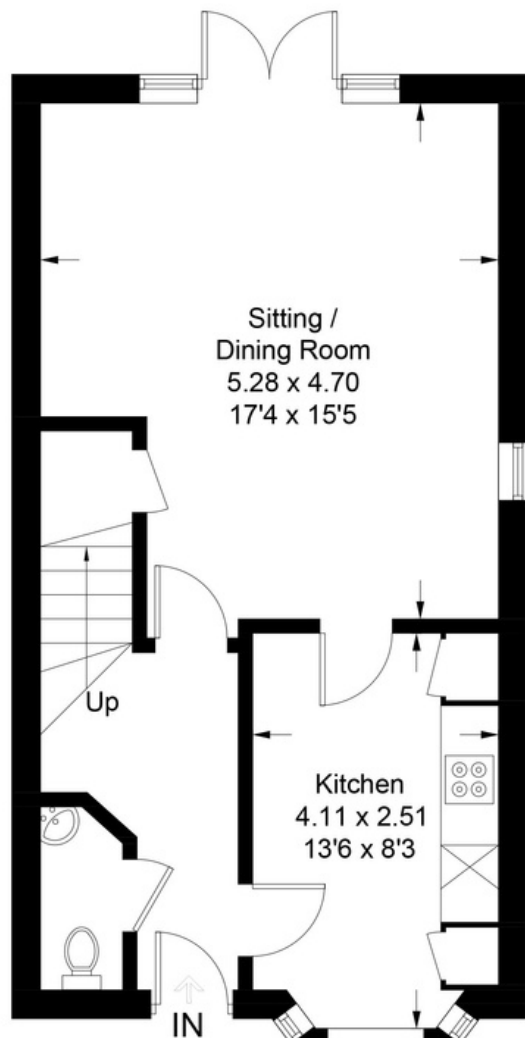
Situation

Whitchurch has a range of shopping facilities including supermarket, post office, public houses, church, junior school and well regarded secondary school. More comprehensive facilities can be found in neighbouring Andover, Newbury, Basingstoke and Winchester, which are approximately 10, 12, 14 and 15.5 miles distant respectively. Whitchurch also has a main line railway station with trains running direct to London Waterloo. Road communications are excellent via the A34 providing access to both the north and south and the A303, which joins the M3 motorway at junction 8.

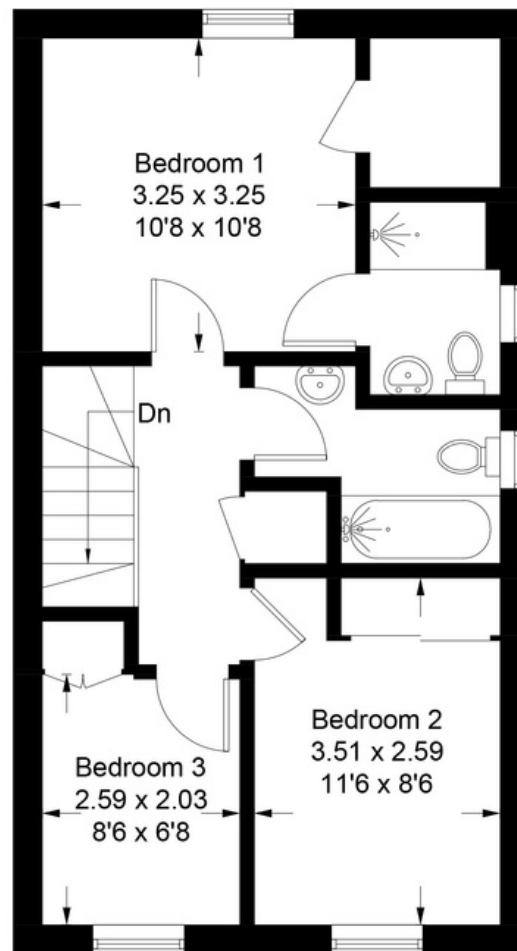
In addition to the schooling in nearby Whitchurch, there are a number of private schools in the area. These include, Cheam, Farleigh, Twyford, Horris Hill, St Swithun's School for Girls, Winchester College, Pilgrims, Princes' Mead, Down House and Marlborough College.



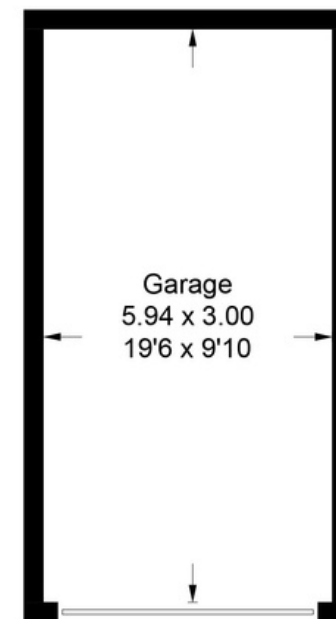
Approximate Gross Internal Area = 88.3 sq m / 950 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 106.1 sq m / 1141 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Created by Emzo Marketing (ID1057830)

Produced for Every Step Of The Way



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