



40 Church Street, Whitchurch, RG28 7AS
Guide Price £245,000



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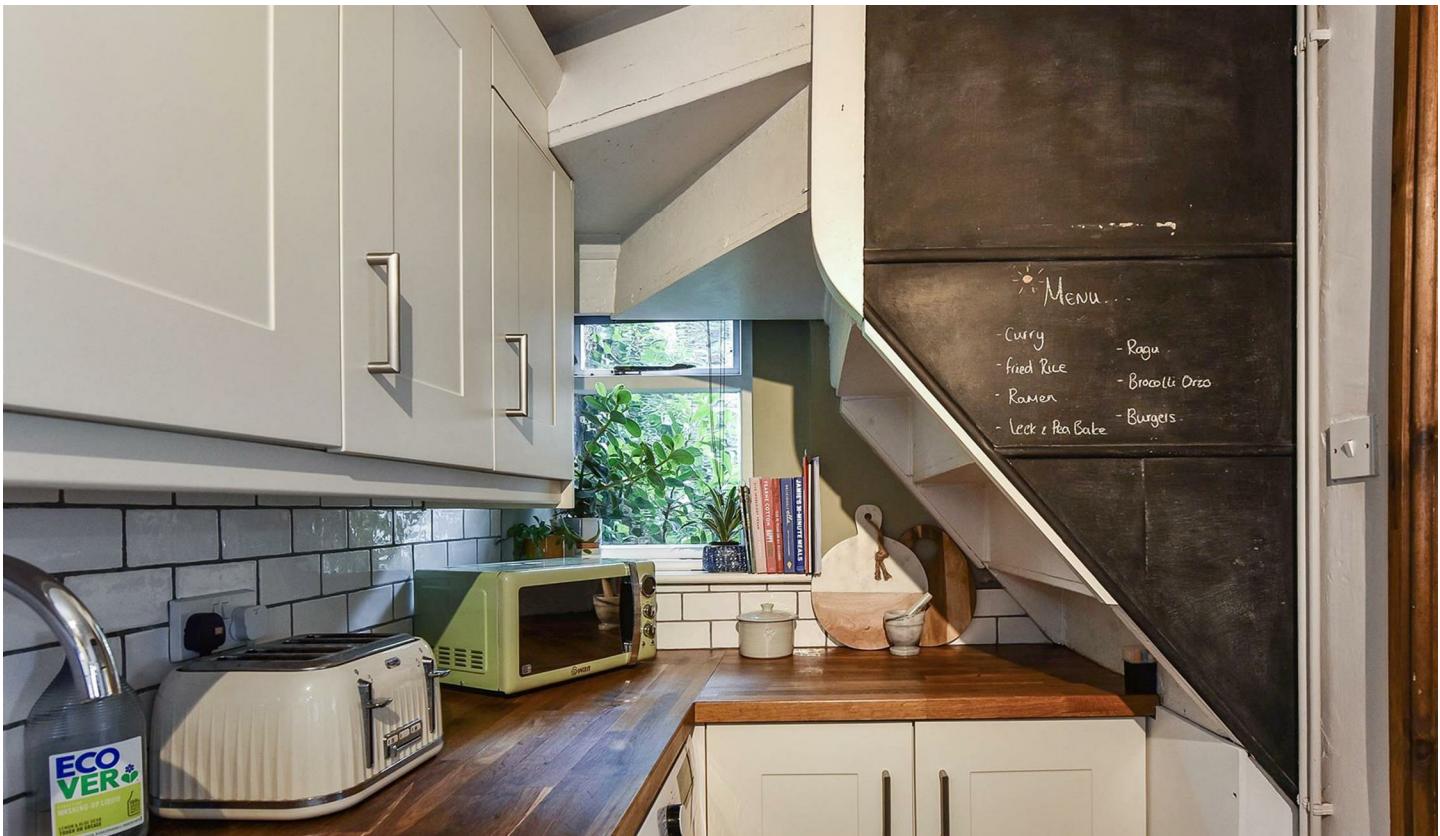
PROPERTY DESCRIPTION BY Mr Ross Beeden

Nestled in the picturesque and historic town of Whitchurch, Tobias Cottage offers a rare opportunity to own a piece of history. This enchanting Grade II listed, one-bedroom semi-detached home exudes character, blending period charm with modern comforts.

Key features:

- One Double Bedroom: Spacious bedroom offering plenty of natural light from dual aspect windows.
- Two Reception Rooms: Flexible living spaces featuring original exposed beams, providing a warm and inviting atmosphere.
- Modern Country-Style Kitchen: Recently updated with stylish finishes that harmonise with the cottage's historical essence, perfect for modern living and entertaining.
- Large Fully Tiled Bathroom: A contemporary three-piece suite, offering a comfortable, updated space for relaxation.
- Courtyard Garden: Enjoy your own private outdoor haven; a low-maintenance courtyard perfect for alfresco dining or simply unwinding after a stroll along the nearby River Test.
- Prime Location: Situated just steps from the scenic riverside, this charming cottage is perfectly placed for peaceful walks along the Test and enjoying the beauty of the Hampshire countryside. It's also within easy reach of local amenities, independent shops, and cosy cafes in Whitchurch town centre. With excellent transport links to the nearby cities/towns Winchester and Andover, and just over an hour from London by train, Tobias Cottage combines country living with modern convenience.
- A Piece of History with Modern Comforts: Built with timeless charm, this cottage retains its period features while offering updated essentials, providing a harmonious blend of the old and new. Its Grade II listed status ensures that its historical beauty remains preserved, while thoughtful upgrades make it an ideal, comfortable home for contemporary living.





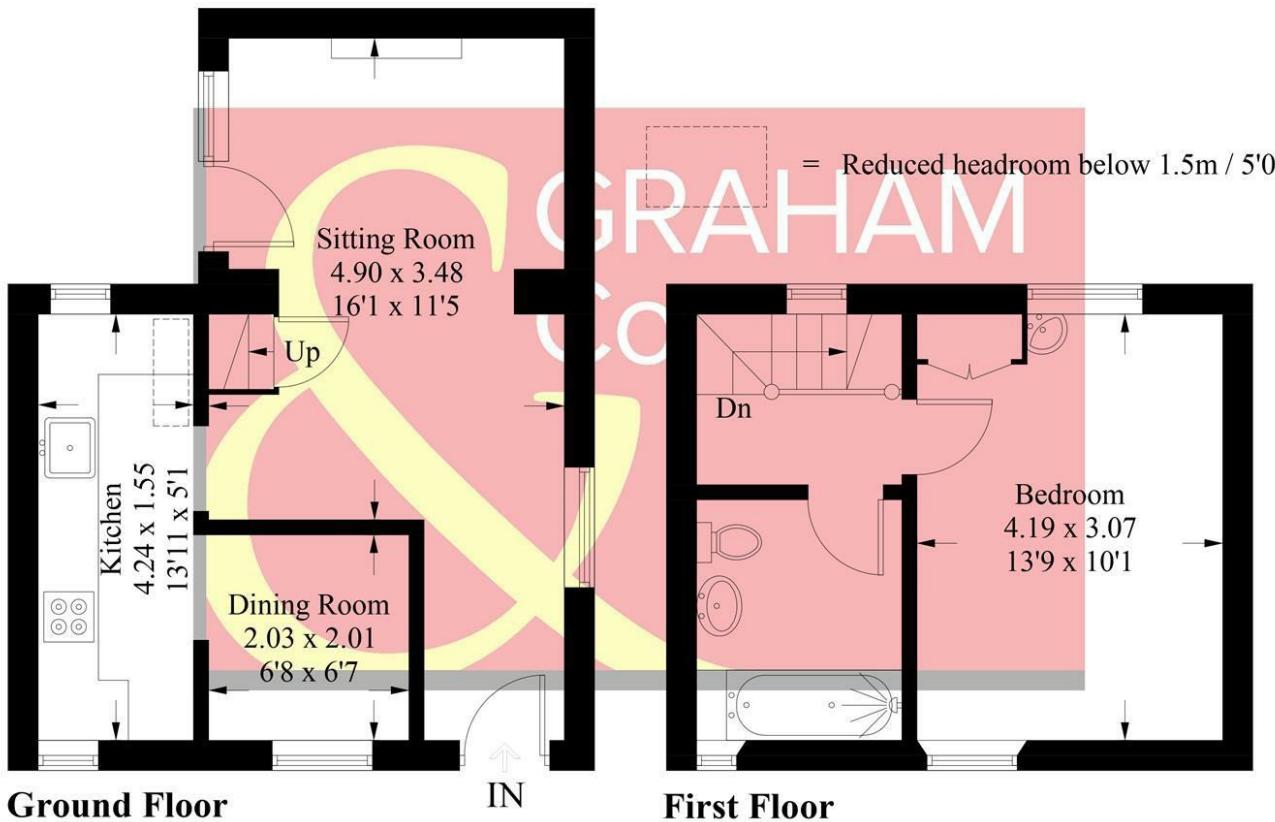
Whitchurch

Whitchurch - 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.



Church Street, RG28

Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID772887)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(58-68)	D		53
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

EU Directive 2002/91/EC

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.