



23 Bere Hill, Whitchurch, RG28 7EN
Guide Price £550,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain a large detached three bedroom family home situated on one of Whitchurch's most popular locations. This home has been vastly extended and benefits from mod cons including under floor heating, solar thermal and solar PV panels and an air heat recovery system throughout. The accommodation comprises a living room with a wood burner, an extended family room, Modern fitted kitchen, dining area, cloakroom, boot room and a utility room. Upstairs there are three generous sized bedrooms and a large family bathroom. Outside there is a fantastic sized rear garden mostly laid to lawn and backs on to a garage and driveway. to the front of the property there is another driveway with space for up to three vehicles.



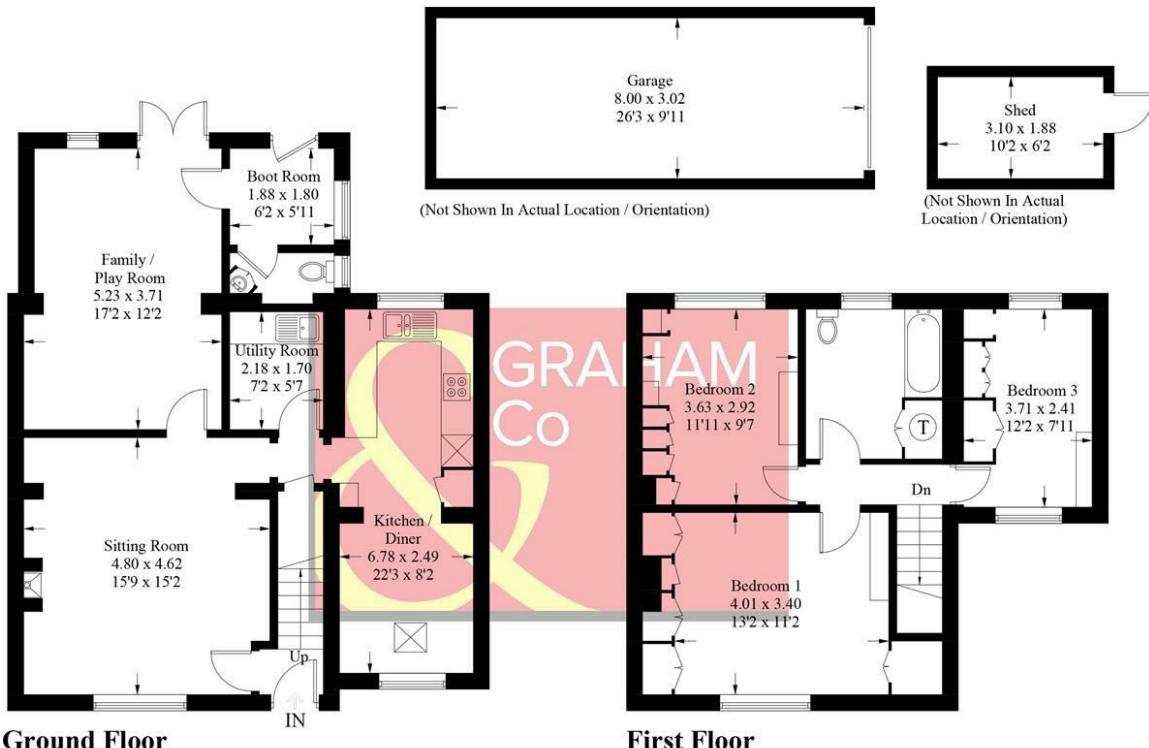


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



Bere Hill, RG28

Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft
 Garage / Shed = 29.9 sq m / 322 sq ft
 Total = 157.2 sq m / 1692 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 (ID907007)

DIRECTIONS

From our office in Winchester Street, take the third exit off the roundabout, and head up Newbury Street, take the last right into Bere Hill.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A		88	89
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



OPEN 7 DAYS

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 no obligation valuation

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.