



28 , Hurstbourne Priors, RG28 7SE
Guide Price £675,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain this spacious four bedroom detached family home set in a lovely elevated position overseeing countryside views within Hurstbourne Priors. The property offers an incredible FIVE reception rooms to the ground floor offering spacious and versatile living space. Upstairs there are four bedrooms with the master bedroom benefitting from an ensuite shower room. Outside, there is a family sized rear garden mostly laid to lawn with trees and shrubs allowing privacy. There is a double garage with a courtesy door from the utility room and a large driveway for multiple vehicles. This family home offers an abundance of further potential including a rear extension subject to the necessary planning permissions.



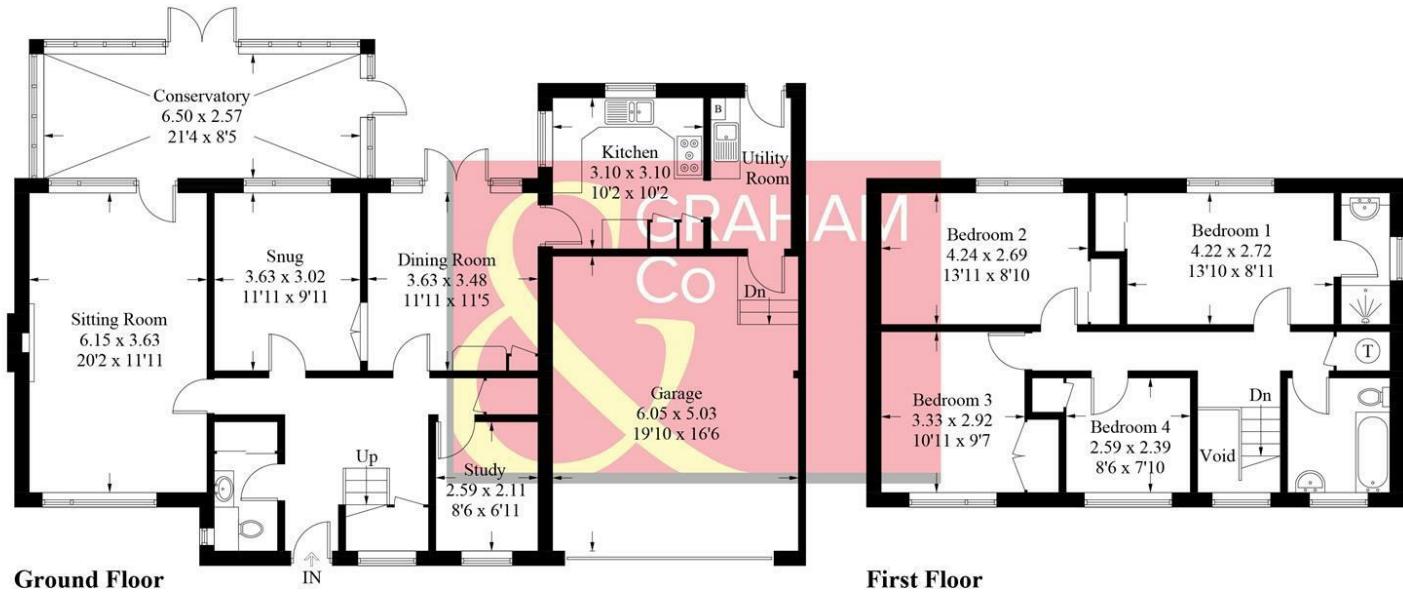


Hurstbourne Priors is a much sought after village in the popular Bourne Valley. There is a church and cricket ground, with the nearby village of Longparish offering everyday amenities including a village shop/sub post office, primary school, church and two public houses. More comprehensive facilities 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.



Hurstbourne Priors, RG28

Approximate Gross Internal Area = 204.6 sq m / 2202 sq ft
(Including Garage)



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 (ID1137516)

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	76
(58-68) D	
(39-57) E	63
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Tax Band: F



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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.