



1 Caesars Way, Whitchurch, RG28 7ST
Guide Price £775,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are privileged to bring to the market this imposing detached executive home which has been extended and extensively upgraded by the present owner to a very high standard and offered for sale with No Chain. The property itself benefits from a spacious inviting entrance hall with cloakroom, living room with open fireplace and double doors to the garden, dining room with feature circular window to rear, study with views to front and a open plan fitted kitchen with breakfast and seating area, utility/boot room. To the first floor there are five bedrooms with the master having dressing room and en-suite double shower room , further en-suite shower room and family bathroom, gas central heating and double glazing. Outside a double driveway sweeps to the double garage with side access to the good sized landscaped rear garden having large patio entertaining area, lawn and a feature covered pergola area.





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.



Caesars Way, RG28

Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft
 Garage = 35.8 sq m / 385 sq ft
 Total = 241.2 sq m / 2596 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 (ID931743)

DIRECTIONS

Proced from the office in Whitchurch to the roundabout and take the second exit onto Bell Street. Continue along, under the bridge and Caesars Way will be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(03-07) B			
(08-40) C			
(41-48) D			
(49-54) E			
(55-58) F			
(59-80) G			
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Tax Band: G



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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.