



4 Weft Way, Whitchurch, RG28 7FW
Guide Price £625,000



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PROPERTY DESCRIPTION BY Mr Nick King

This modern four bedroom detached home, has a flexible and modern layout. There is an open-plan kitchen/dining/lounge with French doors to the garden. There is a further lounge and fourth bedroom/home office, along with a family bathroom/ utility area completing the downstairs accommodation. Upstairs you'll find a master bedroom with ensuite bathroom, two further double bedrooms, and bathroom. Storage is plentiful throughout, with a large airing cupboard, walk in wardrobe and under stairs storage. Outside the garden is predominantly laid to lawn, but also has a patio area and shed. To the front of the property there is a single garage and driveway parking. The property also benefits from being sold with no onward chain.





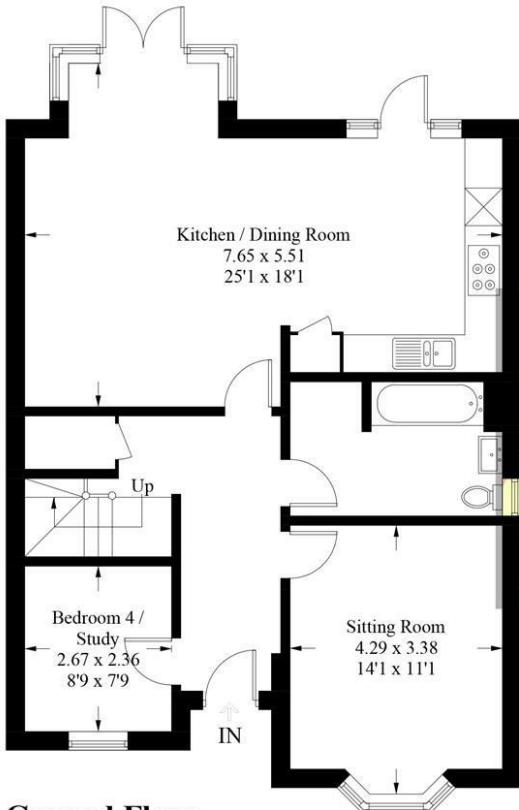
Whitchurch

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.



Weft Way, RG28

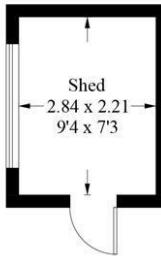
Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
 Garage / Shed = 24.4 sq m / 263 sq ft
 Total = 164.1 sq m / 1767 sq ft



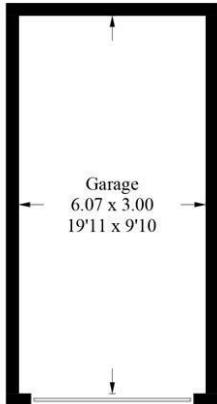
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID820516)

DIRECTIONS

From our office in Winchester Street follow the road past The Silk Mill out of town. Once past Longmeadow sports centre, take your fourth left-hand turn in to Shuttle Street. Follow the road taking your third left in to Weft Way. The house will be on your right-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	85	
(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: E



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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.