



Highlands Wells Lane, Whitchurch, RG28 7AT
Asking Price £795,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Welcome to Highlands, a remarkable detached house located on Wells Lane in the charming town of Whitchurch. This stunning property boasts an impressive 2,813 square feet of living space, offering ample room for families or those who enjoy entertaining. With five/six well-proportioned bedrooms, there is plenty of flexibility to suit your needs.

Highlands features two inviting reception rooms, including the incredible open plan living space with bi-fold doors and stylish windowed walls overlooking the rear garden, perfect for relaxing or hosting guests. The unique architecture of the house adds character and charm, making it a standout choice in the area. The two bathrooms provide convenience for family living, ensuring that morning routines run smoothly.

For those with vehicles, the property offers generous parking for up to four vehicles, a rare find that adds to the appeal of this home. The surrounding area of Whitchurch is known for its friendly community and local amenities, making it an ideal location for families and professionals alike. The location also benefits from a highly reputable nursery close by as well as a direct road leading to the mainline train station.

In summary, Highlands is a beautifully designed home that combines space, style, and versatility. With its unique features and prime location, this property is not to be missed. Come and experience the charm of Highlands for yourself.



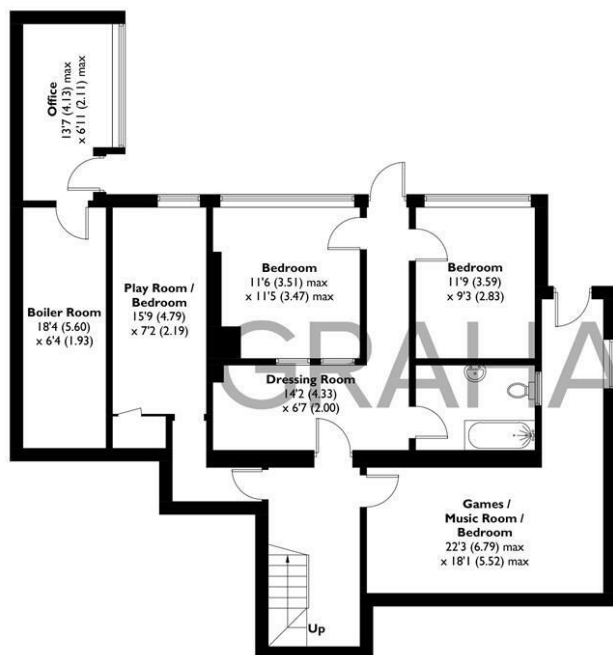




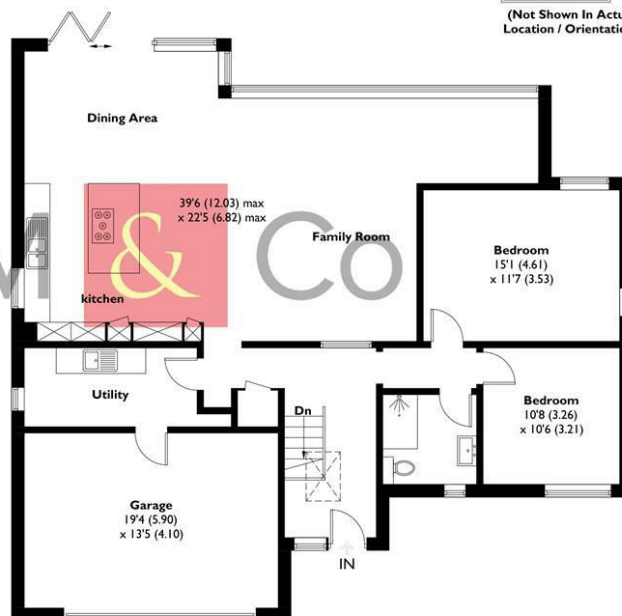
APPROXIMATE GROSS INTERNAL AREA = 2603 SQ FT / 241.8 SQ M
STORAGE / BOILER ROOM = 210 SQ FT / 19.5 SQ M
TOTAL = 2813 SQ FT / 261.3 SQ M
(INCLUDING GARAGE / EXCLUDING TERRACE)

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Terrace
 11'7 (3.53)
 x 8'1 (2.46)
 (Not Shown In Actual
 Location / Orientation)



LOWER GROUND FLOOR
 1012 SQ FT / 94.0 SQ M



GROUND FLOOR
 1591 SQ FT / 147.8 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1338352)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.