



2 Holbrooke Place, Hurstbourne Priors, Witchurch, RG28  
7GE  
Guide Price £399,995



## 2 Holbrooke Place, Hurstbourne Priors Whitchurch, Guide Price £399,995

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented brick and flint three bedroom family home situated in St Marys Hill, a bespoke and popular modern development in the North Wessex Downs Area of Outstanding Natural Beauty. The accommodation comprises an entrance hall, storage, cloakroom and a well proportioned open plan kitchen come lounge diner. upstairs there is a family bathroom, three bedrooms including the master which benefits from an ensuite shower room. Outside there is a fence enclosed garden mostly laid to lawn with a patio area and raised plant borders. A paved pathway leads to a rear gate. To the front aspect and close by is further parking and a garage.





The development has an elevated position on the edge of the village of Hurstbourne Priors, surrounded by open countryside above the Bourne Rivulet. St Marys Hill includes various green spaces, a village pond, a communal kitchen garden and a community notice board housed within an original red telephone box. There are local amenities in the nearby village of St Mary Bourne, including a village shop with a coffee shop overlooking the playing field, a well-regarded primary school and two public houses. Also, a short distance away is the town of Whitchurch, which offers a wider range of local amenities, including a range of local shopping facilities, a GP surgery, a church, public houses, a library, eateries plus primary and secondary schools. Whitchurch also has a mainline railway station with a direct route into London's Waterloo, an hour away.

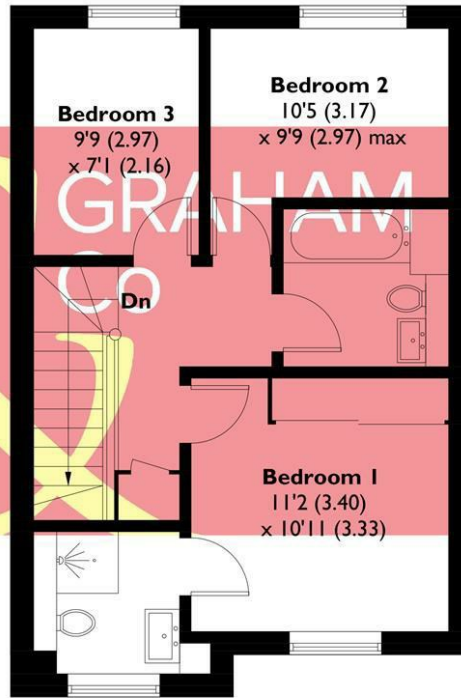




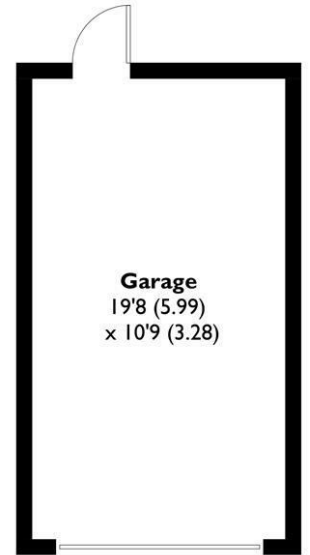
**APPROXIMATE GROSS INTERNAL AREA = 929 SQ FT / 86.3 SQ M**  
**GARAGE = 213 SQ FT / 19.8 SQ M**  
**TOTAL = 1142 SQ FT / 106.1 SQ M**



**GROUND FLOOR**  
**460 SQ FT / 42.7 SQ M**



**FIRST FLOOR**  
**469 SQ FT / 43.6 SQ M**



**(Not Shown In Actual Location / Orientation)**

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 (ID1270947)  
**Produced for Graham & Co**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			92
(81-91) B		79	
(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: D**



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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.

