



2 Pritchard Place, Hurstbourne Priors, Whitchurch, RG28  
7GF  
Guide Price £435,000



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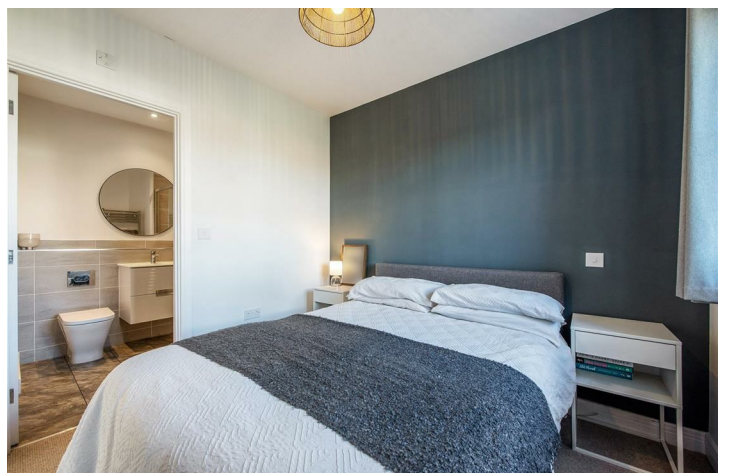
### PROPERTY DESCRIPTION BY Mr Ross Beeden

Upon entering, you are greeted by a welcoming hallway and an inviting open plan reception room, perfect for entertaining guests or enjoying quiet evenings with family. The kitchen benefits from high spec design and integrated appliances whilst offering enviable views over the village green. The house features three spacious bedrooms, providing ample accommodation for everyone. With two well-appointed bathrooms including the en suite to master bedroom.

The living space is enhanced by elegant Amtico flooring throughout, adding a touch of sophistication to the living space. The landscaped south-facing rear garden is a true highlight, complete with a stylish porcelain patio and a recently built office/studio/gym.

For those with vehicles, the property offers parking for up to three cars, along with a car barn equipped with an electric vehicle charger, catering to modern needs. With five years remaining on the NHBC warranty.

This property combines contemporary comforts with the charm of village life. Don't miss the opportunity to make this beautiful home your own.





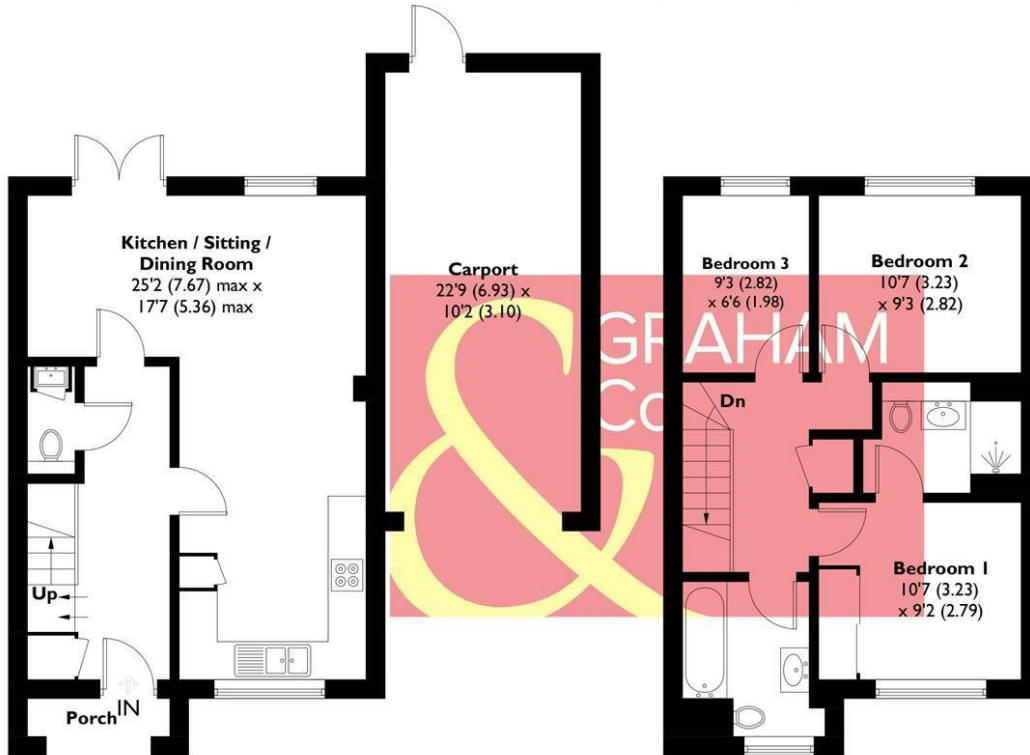
St Mary's Hill is a fantastic bespoke development within an Area of Outstanding Natural Beauty. Consisting of 44 properties including a mix of detached, semi-detached and terraced housing, this development emulates the surrounding local villages and positions the homes around a central village green. There are two open spaces; Tarrant Park and Wells Green, which have been named in honour of two local heroes who fell in the great wars. Residents will have the satisfaction of growing their own produce in 'The Kitchen Garden' located within Tarrants Park, which will comprise of several traditional raised beds, as well as composting.

St Mary's Hill also offers an idyllic rural existence for those people looking to work from home featuring a full fibre to the premises (FFTP) internet connection, as well as a CAT 6 cabling infrastructure for the efficient distribution of data throughout the home. When trips to the office are required, the nearby A34 offers easy access to both the M3 & M4 motorways and there is an efficient train service from nearby Whitchurch which will whisk you into Waterloo in approx. 1 hour. Families with children are spoilt for choice with local schools which include St Mary Bourne Primary School and Testbourne Community Secondary School.



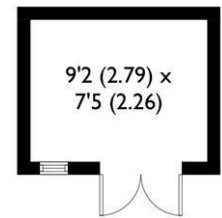


**APPROXIMATE GROSS INTERNAL AREA = 906 SQ FT / 84.2 SQ M**  
**OUTBUILDING = 68 SQ FT / 6.3 SQ M**  
**(EXCLUDING CARPORT)**  
**TOTAL = 974 SQ FT / 90.5 SQ M**



**GROUND FLOOR**  
**444 SQ FT / 41.3 SQ M**

**FIRST FLOOR**  
**462 SQ FT / 42.9 SQ M**



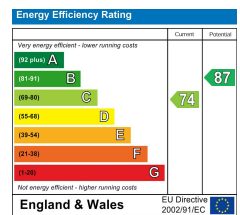
**(Not Shown In Actual Location / Orientation)**

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 (ID1278582)  
**Produced for Graham & Co**

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**Tax Band: E**



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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.

