



**9 BURGAGE FIELD**

Whitchurch, Hampshire, RG28 7DQ

**Carter Jonas**

# 9 BURGAGE FIELD, WHITCHURCH, HAMPSHIRE, RG28 7DQ

A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE WITH ENSUITE AND GARAGE AND PARKING.

- Three bedrooms
- Two reception rooms
- Two bathrooms
- Garden
- Garage
- EPC rating C

## DESCRIPTION

Originally built by Charles Church this three bedroom home is on a corner plot. The entrance door opens into a hallway with turned staircase to the first floor, storage, and doors through to the sitting room, dining room, kitchen and cloakroom. The kitchen is fitted with wall base and drawer units, integrated oven, hob and extractor with provision for further appliances. The dining room is a dual aspect room with French doors opening to the rear garden. The sitting room is another dual aspect room with feature bay window to the southerly aspect. On the first floor there are three bedrooms, family bathroom and ensuite shower to bedroom one.

## OUTSIDE

Externally, the property benefits from a garage and driveway parking. Being situated on a corner plot, the gardens extend to the front, rear, and side, featuring established hedges and planting. The rear garden is laid to lawn, with a patio spanning the width of the property, gated access, and full enclosure.



## LOCATION

Within  $\frac{1}{2}$  mile of Whitchurch the property is ideally located for convenience. Whitchurch offers schools for all age groups, a range of independent shops, restaurants, public houses, churches of all dominations and a train station serving London (Waterloo) in just over an hour. Access to A34, A303 and M3 motorways with Basingstoke, Winchester and Newbury all within 15 miles.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas central heating.

**Service Charge:** Mulberry Place Management Company Limited £575.53 per annum.

**Local Authority:** Basingstoke and Deane

**Council Tax:** Band D

**Broadband:** Fibre to the Cabinet (FFTC). For internet and mobile services check Ofcom's website.

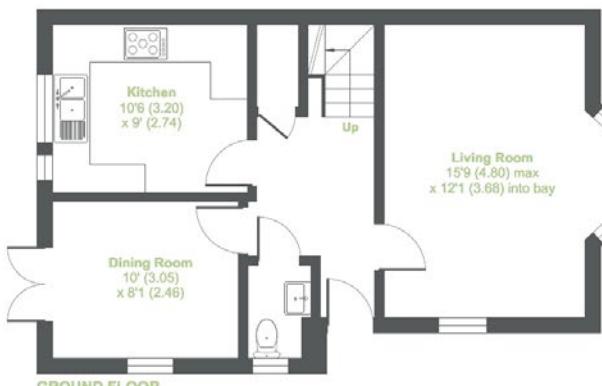
**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



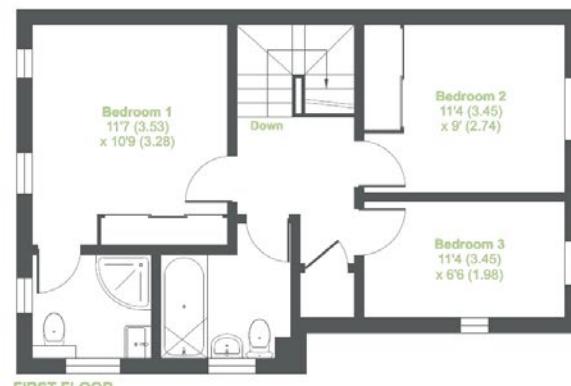
## Burgage Field, Whitchurch, RG28

Approximate Area = 1174 sq ft / 109 sq m (includes garage)

For identification only - Not to scale

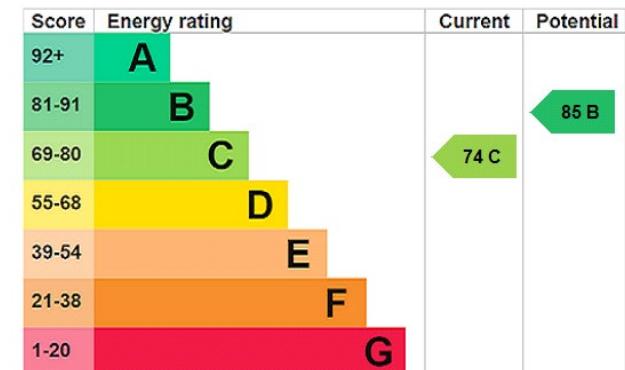


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.



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