



DANCES LANE

Whitchurch, Hampshire, RG28

Carter Jonas

DANCES LANE, WHITCHURCH, HAMPSHIRE, RG28

- Three / four bedrooms • Sitting room • Kitchen / dining room • Downstairs shower room • Three bedrooms on the first floor • Family bathroom • Additional fourth bedroom / additional reception room on the ground floor • Front and rear garden • Driveway, two garages and ample parking • EPC rating C

DESCRIPTION

On the ground floor, the entrance hall leads on to the front aspect sitting room and the kitchen / dining room to the rear of the property. This room has a range of modern gloss fronted fitted units, solid wood worktops, integrated appliances and a walk in larder. The dining area has plenty of space for a dining table with French doors opening out onto the patio to the rear. An excellent addition to the ground floor accommodation is a spacious bedroom with en suite shower room. To the first floor there are 3 bedrooms, all of which benefit from built in wardrobes, and a family bathroom.

OUTSIDE

Externally the gardens are well maintained, with the rear garden being mainly laid to lawn with a patio area for outdoor entertaining. There is further garden to the side and a brick built shed. To the front is additional lawn with a gravel driveway. A short distance away at the end of the cul de sac are two further garages which belong to the property, along with additional parking spaces.

THIS BEAUTIFULLY PRESENTED FAMILY HOME IS IDEALLY LOCATED ON THE EDGE OF THE SOUGHT AFTER TOWN OF WHITCHURCH. THE PROPERTY HAS A LIGHT AND AIRY FEEL THROUGHOUT, COMPLEMENTED BY A STYLISH AND CONTEMPORARY FINISH.



LOCATION

The property enjoys a desirable position on the outskirts of the popular town of Whitchurch. A vibrant and well-connected community, Whitchurch benefits from a mainline railway station offering fast and direct services to London Waterloo in approximately one hour.

Set within the picturesque Hampshire countryside, Whitchurch is widely regarded as one of the county's smallest towns, yet it offers a strong sense of community alongside a variety of amenities. These include a selection of local shops, a doctor's surgery, dental practice, and a traditional bakery. Conveniently situated between Winchester, Andover, Basingstoke, and Newbury, Whitchurch provides excellent access to the M3 and M4, while the nearby A303 and A34 offer straightforward routes to London, the South West, and further north. The town is well served by both primary and secondary schools, as well as an award-winning children's nursery. Longparish Primary School is also within easy reach.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke and Deane

Council Tax: Band C

Broadband: Fibre to the Property (FTTP). For internet and mobile services check Ofcom's website

Viewings: Strictly by appointment with Carter Jonas

What3words: frightens.splint.resettle



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Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft
 Approximate Outbuildings Internal Area = 10.3 sq m / 111 sq ft
 Approximate Total Internal Area = 118.4 sq m / 1275 sq ft



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 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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