



8 HURSTBOURNE PRIORS
Whitchurch, Hampshire, RG28 7SE

Carter Jonas

8 HURSTBOURNE PRIORS, WHITCHURCH, HAMPSHIRE, RG28 7SE

- Four bedrooms
- Sitting room
- Dining room
- Kitchen
- Utility room
- Family bathroom
- Downstairs w/c
- Gardens to front and rear
- Off street parking

DESCRIPTION

The accommodation comprises an entrance hall leading onto a sitting room, with feature log burner, wooden floors and a window to the front. This room opens out into the dining room, which has doors onto the rear patio and has a fireplace featuring a wood burning stove. The kitchen has a range of base and eye level units, and adjoins a generous utility room with space for further appliances and access to the downstairs w/c. To the first floor there are 3 bedrooms and a family bathroom, and a further staircase leads to the second floor which offers a useful studio or 4th bedroom with additional eaves storage cupboards.

OUTSIDE

Externally, the gardens are well laid out with the rear garden being elevated and taking full advantage of the rear outlook over fields. The front garden is surprisingly secluded, mainly laid to lawn with mature trees and also benefits from fantastic views across farmland.

A CHARMING VILLAGE HOME WITH EXTENSIVE GARDENS TO FRONT AND REAR, BENEFITTING FROM FABULOUS VIEWS ACROSS SURROUNDING COUNTRYSIDE



LOCATION

The picturesque village of Hurstbourne Priors is in an Area of Outstanding Natural Beauty. The village has an abundance of period properties. Local amenities include 2 public houses in St Mary Bourne and Longparish, equestrian centre, the historic churches and village cricket green/recreation grounds. There is a post office/shop in St. Mary Bourne, whilst Whitchurch, about 2 miles distant, offers a good range of local amenities and a direct rail service to London (65 minutes). More comprehensive facilities can be found in the towns of Newbury, Andover, Basingstoke and Winchester. Nearby is the outstanding village primary school Longparish with excellent schools at St Mary Bourne Primary and Whitchurch nearby. The secondary school within easy reach is Testbourne Community School, Whitchurch which is Ofsted rated outstanding. The area is renowned for its sports, especially fishing on the River Test and the River Bourne.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke and Deane

Council Tax: Band E

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

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742

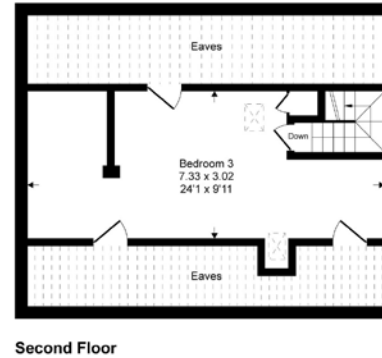
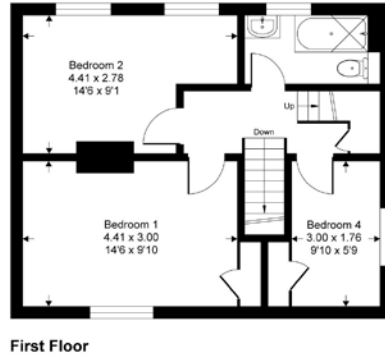
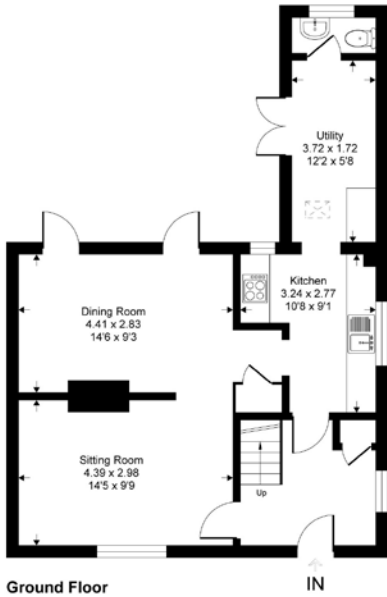




* Reduced headroom

Longparish Road, RG28

Approximate Gross Internal Area = 117.8 sq m / 1269 sq ft
(excludes restricted head height)



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Produced for Carter Jonas



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

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