



THE WEEKES

25 Lynch Hill Park, Whitchurch, Hampshire, RG28 7NF

Carter Jonas

THE WEEKES, 25 LYNCH HILL PARK, WHITCHURCH, HAMPSHIRE, RG28 7NF

- Five bedrooms • Three bathrooms • Kitchen • Dining room • Sitting room • Study • Playroom • Utility Room • Triple Garage • Driveway • South facing gardens amounting to 1.3 acres in total • Far reaching views across Whitchurch • Conveniently located for the amenities of the town • EPC rating C

DESCRIPTION

This distinguished property offers excellent proportions and highly adaptable accommodation. Having been in the ownership of the same family for over 30 years, the property now offers great potential for an incoming purchaser to create a wonderful family home. The property is entered via a glazed porch with further interior porch, leading in turn to a hallway providing access to the principal reception rooms. The sitting room is double aspect with an open fireplace and delightful views to the rear. An adjoining garden room provides an adaptable extra living space and leads onto a conservatory from which gives full advantage of views across the garden. Further ground floor accommodation consists of an elegant dining room, study with bay window to the front and a snug. The kitchen/breakfast room is well equipped with a range of units, space for a table and French doors onto the rear terrace. The utility room has space for a range of appliances. Upstairs accommodation includes five bedrooms, two of which are en suite, and a family bathroom.

OUTSIDE

The south facing gardens are a particular feature of the property, with a larger than average plot consisting of lawn, fishpond, an array of mature trees, shrubs, well stocked beds and borders and a raised terrace ideal for outdoor entertaining. A line of saddle stones creates a pathway through the lawns towards the bottom of the garden, where a gate affords access onto a Lynch path which leads both to the town and to the famed River Test. Two driveways provide ample parking with a triple garage.

FABULOUS FAMILY HOME ON THE EDGE OF WHITCHURCH WITH FAR REACHING VIEWS AND WITHIN A GENEROUS 1.3 ACRE GARDEN



LOCATION

The property is ideally located on the edge of the town of Whitchurch. Whitchurch is a thriving community and benefits from a mainline station with direct, fast services to London Waterloo (1 hour). Nestled in the heart of the Hampshire countryside, it is reputedly the smallest town in the County. This charming town has an excellent range of local shops and amenities including a doctors' surgery, dentist and bakery. The town has local cricket, football and squash teams and attracts many visitors to its historic silk mill. Located centrally between Winchester, Andover, Basingstoke and Newbury it offers convenient access to both the M3 and M4. The A303 and A34 are close at hand allowing easy access to London, the West and the North. Whitchurch is served by a secondary school, primary school and an award-winning children's day nursery. Local independent schools include Cheam School, Farleigh, Rookwood School, St Gabriel's School, Lord Wandsworth College and Prince's Mead.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Council Tax: Band G

Local Authority: Basingstoke and Deane

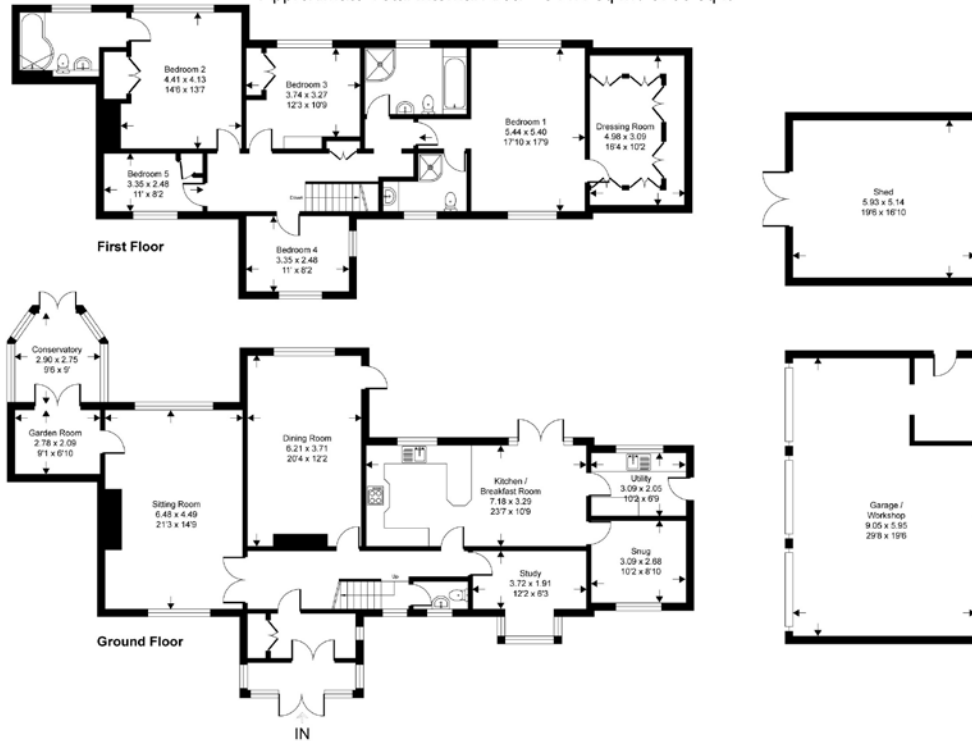
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

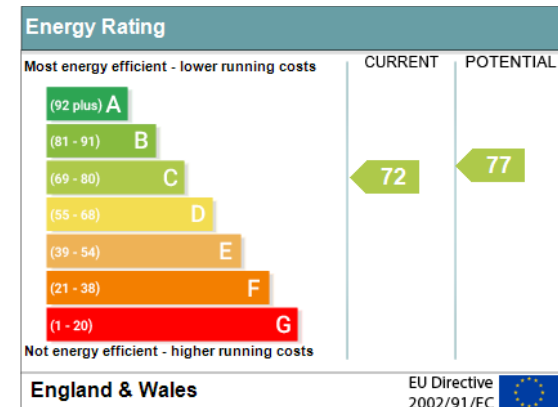


Lynch Hill Park, RG28

Approximate Gross Internal Area = 259.8 sq m / 2797 sq ft
 Approximate Garage / Workshop Internal Area = 53.8 sq m / 580 sq ft
 Approximate Outbuilding Internal Area = 30.5 sq m / 329 sq ft
 Approximate Total Internal Area = 344.1 sq m / 3706 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



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