

EVERY  
STEP OF  
THE WAY

PROPERTY GROUP

Whitchurch



## Contact Us

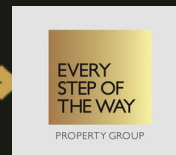
[www.everystepoftheway.net](http://www.everystepoftheway.net)

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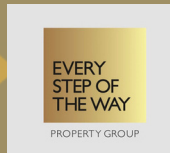
*Character Property*

**Celeste from Every Step of The Way Property Group is delighted to bring to the market this fabulous Grade II listed Victorian end of terrace property, which is believed to date back to 1840. The property oozes in character and charm and has been beautifully presented throughout, whilst retaining many of its character features. The accommodation comprises of a sitting room, dining room, kitchen, cloakroom, two bedrooms, a bathroom, and a basement room. The accommodation is both light and airy throughout and benefits from high ceilings. There is private walled courtyard terrace garden providing outside dining. Situated in the centre of Whitchurch which offers a comprehensive range of amenities and a mainline railway station within a ten-minute walk, with direct trains to London Waterloo in 60 minutes.**



## Accommodation

You are greeted by an entrance hallway that leads through to the sitting room, dining room and basement room. The elegant sitting room centres onto an lovely open fire place and the room enjoys large sash windows with shutters. The dining room is located centrally within the property and centres onto a feature fireplace with the ever-essential wood burning stove and enjoys doors that open out onto the courtyard, accessed off the dining room is the kitchen area, making this the perfect place for dining and casual living. The kitchen has been fitted with extensive white cupboards and leads through to a utility area and the downstairs cloakroom. The basement room is the perfect hideaway and lends itself for use as a gym, TV/cinema room, or suchlike, and has been carpeted and decorated for use. Upstairs the main bedroom is of an excellent size and enjoys large sash windows with white shutters and an ensuite shower area. The second bedroom is spacious and there is a main bathroom, which enjoys a delightful corner bath.





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## Summary of accommodation

### Ground floor

Entrance hall \* Sitting room \* Dining room \* Kitchen \* Utility area \* Cloakroom \* Basement room

### First floor

Master bedroom with ensuite shower area \* Bedroom two \* Bathroom



## Summary of features

Fabulous Grade II listed Victorian home \* Believed to date back to 1840 \* Oozing in character and charm \* Beautifully presented throughout \* Light and airy throughout \* Private walled courtyard terrace garden \* Situated in the centre of Whitchurch \* Direct trains to London Waterloo in 60 minutes \* Excellent road and motorway links \* Well-placed for public and private schooling



## General information

Tenure – Freehold

Grade II listed

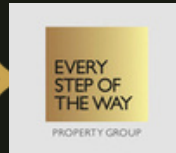
Services - All mains' services connected

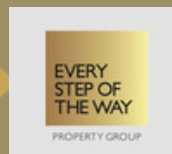
A new boiler has been installed in

February 2023 EPC rating – NA

Borough council – Basingstoke and Dean

Council tax band - D





## Outside

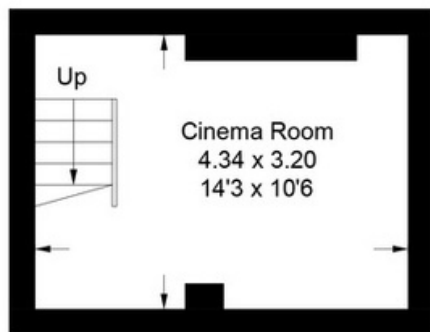
There is a private walled courtyard garden terrace ideal for outside dining. The front of the property is enclosed by wrought iron railing and laid to slate chippings.

## Situation

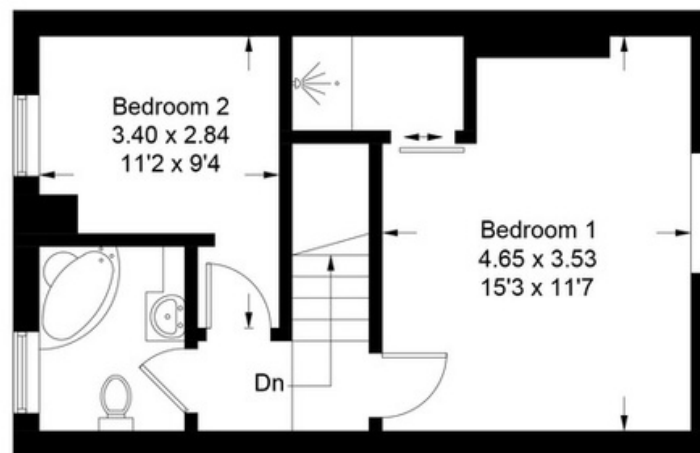
The property is situated in the centre of Whitchurch which offers a comprehensive range of amenities and a mainline railway station within a ten-minute walk, with direct trains to London Waterloo in 60 minutes. There is good access to Newbury, Basingstoke, Winchester and Andover, all within a 30-minute drive, as well as excellent road links to London, the Midlands, the South Coast and the West Country via the A34, M3 and A303. Whitchurch also offers primary and secondary schooling however there is also an excellent choice of private schools in the area: Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's and Pilgrims to name a few, as well as Peter Symonds College in Winchester.



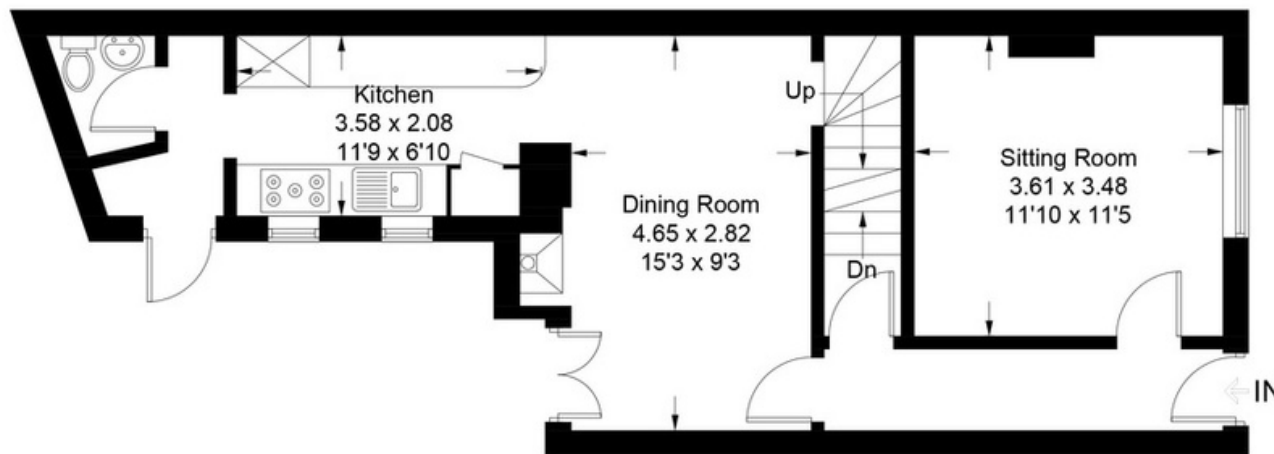
Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft



**Lower Ground Floor**



**First Floor**



**Ground Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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