



London Street, Whitchurch, Hampshire, RG28 7LH

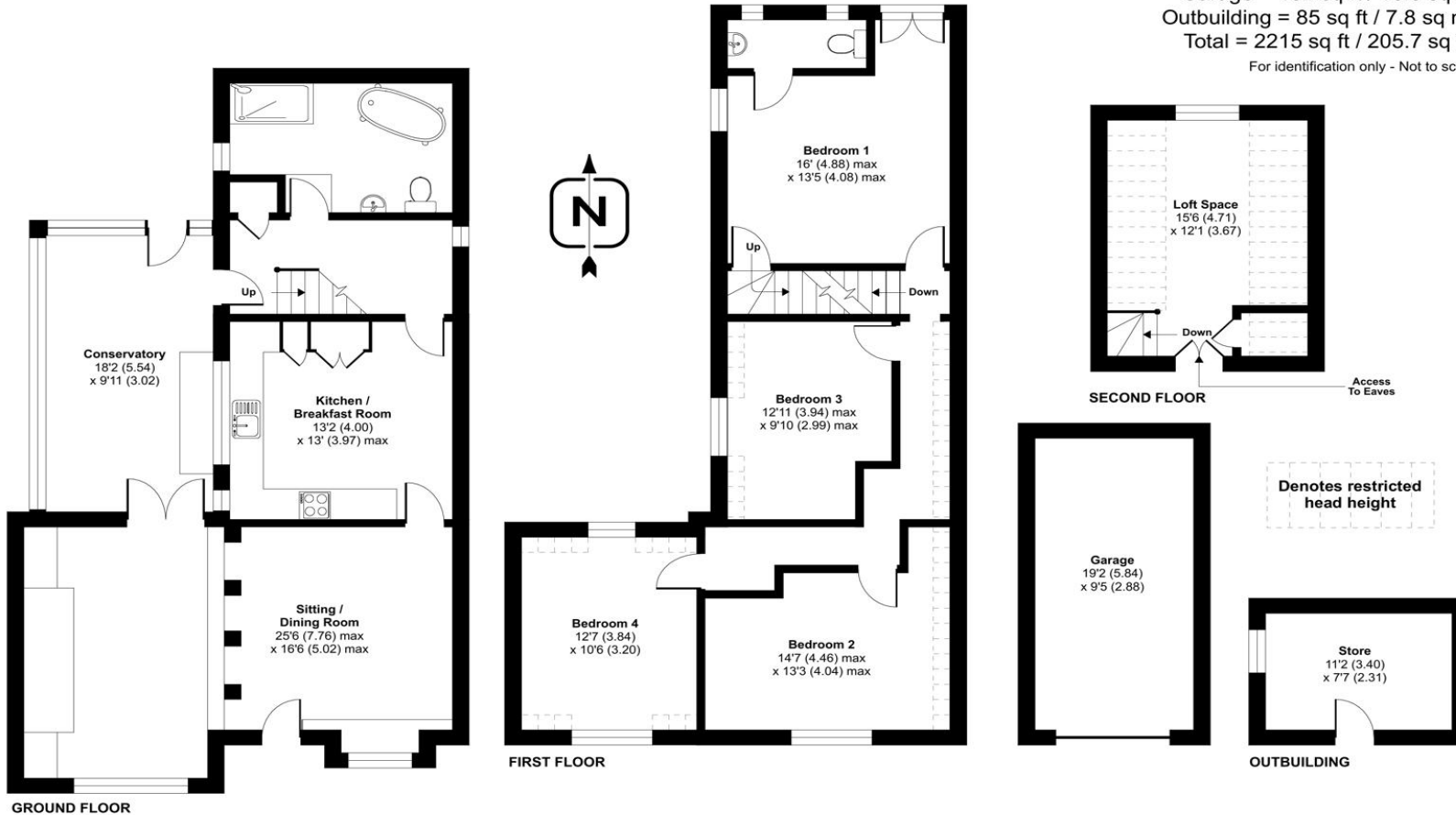




## ACCOMMODATION

A charming Grade II listed thatched cottage brimming with character and period features, nestled in the heart of Whitchurch. Believed to date back to the 17th century, this delightful home showcases exquisite details, including exposed beams, a magnificent inglenook fireplace, exposed brickwork, and traditional wooden doors. The ground floor boasts a spacious sitting/dining room featuring the stunning fireplace, with thoughtfully zoned areas for relaxation and dining. Beautiful cast iron lattice casement windows enhance the cottage's timeless appeal. The recently renovated kitchen features a shaker-style design, complete with a central island with seating, ample storage, and space for a range cooker. A luxurious bathroom includes a freestanding roll-top bath and a walk-in shower, while a versatile utility area provides potential for future adaptations. Upstairs, the property offers four bedrooms, with the principal bedroom enjoying its own cloakroom and direct access to a private patio area. A staircase leads to a versatile loft room, ideal as a dressing room, study, or playroom. The tiered garden includes a gated patio outside the principal bedroom, perfect for morning coffee, while steps ascend to a terraced area ideal for al fresco dining. A courtyard garden adds further outdoor charm. The property also benefits from a single garage, a solid brick-built shed for storage, and off-street parking. This enchanting cottage seamlessly blends historic charm with modern comforts, creating a truly unique and inviting home.

Approximate Area = 1798 sq ft / 167 sq m (Includes garage)  
 Limited Use Area(s) = 150 sq ft / 13.9 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Outbuilding = 85 sq ft / 7.8 sq m  
 Total = 2215 sq ft / 205.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1220041



## SITUATION

Whitchurch offers a range of amenities including a pharmacy, convenience shop, bakery and two supermarkets all within walking distance of your home. You never have to travel far for a wonderful meal either with the variety of eateries. Those after retail therapy can find a vibrant mix of shopping in Newbury, just a 25-minute drive away. Waterloo is approximately one hour travel time from Whitchurch mainline train station. The M3 can be reached in approximately 20 minutes for connections to Basingstoke, Eastleigh, Farnborough.





**SPECIFICATION**

- Period cottage
- Off street parking and garage
- Central location
- Stunning inglenook fireplace
- Shaker style kitchen and luxury bathroom
- Tiered garden

**LOCAL AUTHORITY**

Basingstoke and Deane Borough Council  
Council Tax Band E

**GUIDE PRICE £585,000**

**TENURE**

Freehold