



ESTABLISHED 1900

Gander Field, Test Road, Whitchurch, Hampshire
Country & Individual Homes

Gander Field

Test Road, Whitchurch, Hampshire, RG28 7LP

Pearsons are delighted to offer to the market this detached three Bedroom family home, built in 1968. The home has been occupied for many years by the same owner and the accommodation comprise an Entrance Hall, large Living/Dining Room with fireplace, a fitted Kitchen, Downstairs Cloakroom and doors leading to the integrated Garage and Garden Room with access to the garden and River. Back inside, stairs rise to the first floor, where there are three good sized Bedrooms, all with built in storage cupboards and a Family Bathroom.

Outside, there is a gravel driveway leading to the property from Test Road, which provides ample parking for multiple cars with access to the Garage and side access to the Garden.

The gardens are a very special feature of this home, and include a well stocked array of plants and shrubs. Adjoining the house there is a terrace, lawn with very well stocked borders, and the garden leads down to the River Test and the fishing rights that belong with the property.

The home could be further enhanced with potential to extend with plans which were drawn up and favourably received by Basingstoke and Deane Borough Council. These plans are available for inspection at the property. Very rarely do homes of this quality come to the market in Test Road, and viewing is highly recommended for the potential of this property to be appreciated,



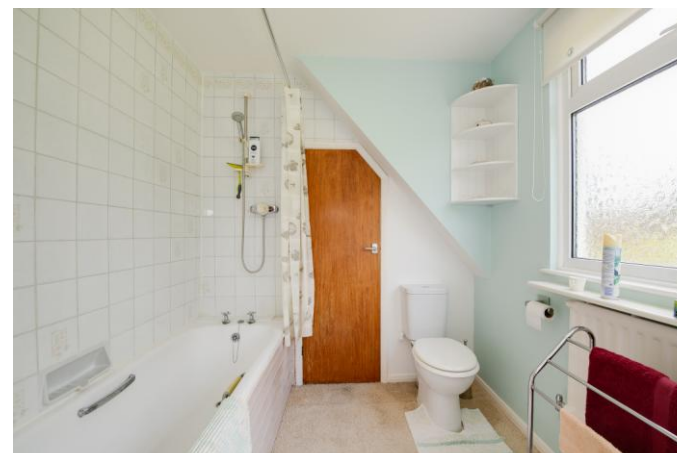
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, public houses such as the Kings Arms and the White Hart Hotel and places to eat like the well respected Blue Ginger restaurant. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. Whitchurch also is proud to have the Silk Mill Museum and The Bombay Sapphire Gin distillery in nearby Laverstoke. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303 leading to M3 and London, as well as regular bus routes to Winchester, Andover and Basingstoke.

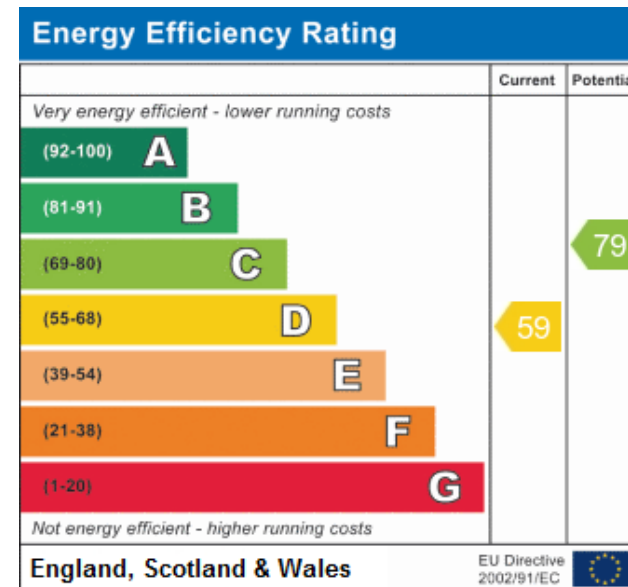


TENURE & SERVICES
Freehold, Mains Water, Mains
Drainage, Gas and Electricity are
connected.

LOCAL AUTHORITY
Basingstoke and Dean Council
Tel: 0 1256 844844

COUNCIL TAX BAND
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These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied up as statements or representations of fact.

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