

The Limes, Bell Street, Whitchurch





The Limes, Bell Street, Whitchurch, Hampshire

The Limes is an attractive Georgian Grade II listed house in the heart of Whitchurch.

The symmetrical south-facing facade with painted render, sash windows, French windows and pillared entrance creates a very appealing first impression. Inside, the entrance hallway has a staircase with original balustrade and doors leading to the following rooms. Two principal reception rooms to the front with matching proportions and French windows with original shutters - one is currently being used as a library and has floor to ceiling fitted bookcases while, the other is a sitting room with an attractive open fireplace. To the rear of the house is a dining room, kitchen with bespoke wooden cabinetry, Rayburn, utility room, and shower room. There is also access under the stairs to the cellar. Upstairs are four beautifully proportioned bedrooms and a bathroom with shower and bath fitted.

Outside, the plot extends to about a third of an acre. With a high level of privacy from Bell Street, mature hedges, and a wrought iron gated entrance, the driveway leads to the house. There is a single garage with electric up and over door and an area for parking. The garden is mainly laid to lawn with a number of established trees, hedges, flower beds, and a patio area with electricity. To the rear of the house are two separate patio areas, a covered porch and a large shed for storage. The property has mains gas, water, sewage, and excellent broadband through a FTTP (Fibre to the Home) link.



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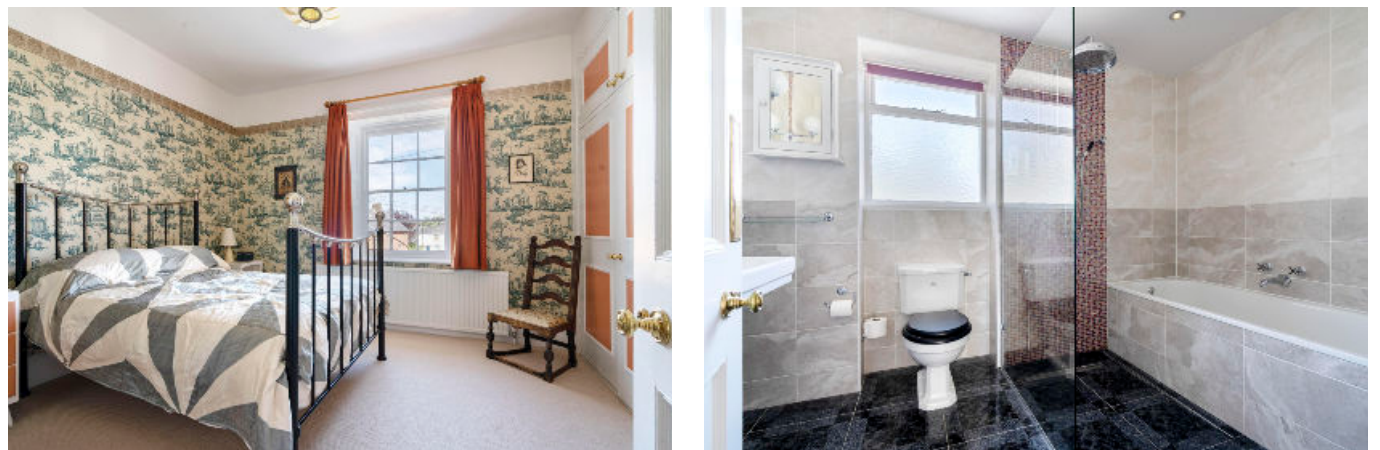
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Location (RG28 7AE)

Whitchurch is situated in the Test Valley and is Hampshire's smallest town. It has a wide range of local shops including a post office, bakery, shops, restaurants, cafes, doctor's surgery and pubs. More comprehensive shopping and recreational facilities can be found in Basingstoke and Newbury. Trains from Whitchurch station (which is easy walking distance) to London Waterloo from approximately 60 minutes, and from Newbury into London Paddington, approximately 50 minutes. There are many well regarded schools in the area including the Whitchurch C of E Primary School and the Testbourne Secondary School as well as a number of highly regarded independent schools. (distance and times are approximate)



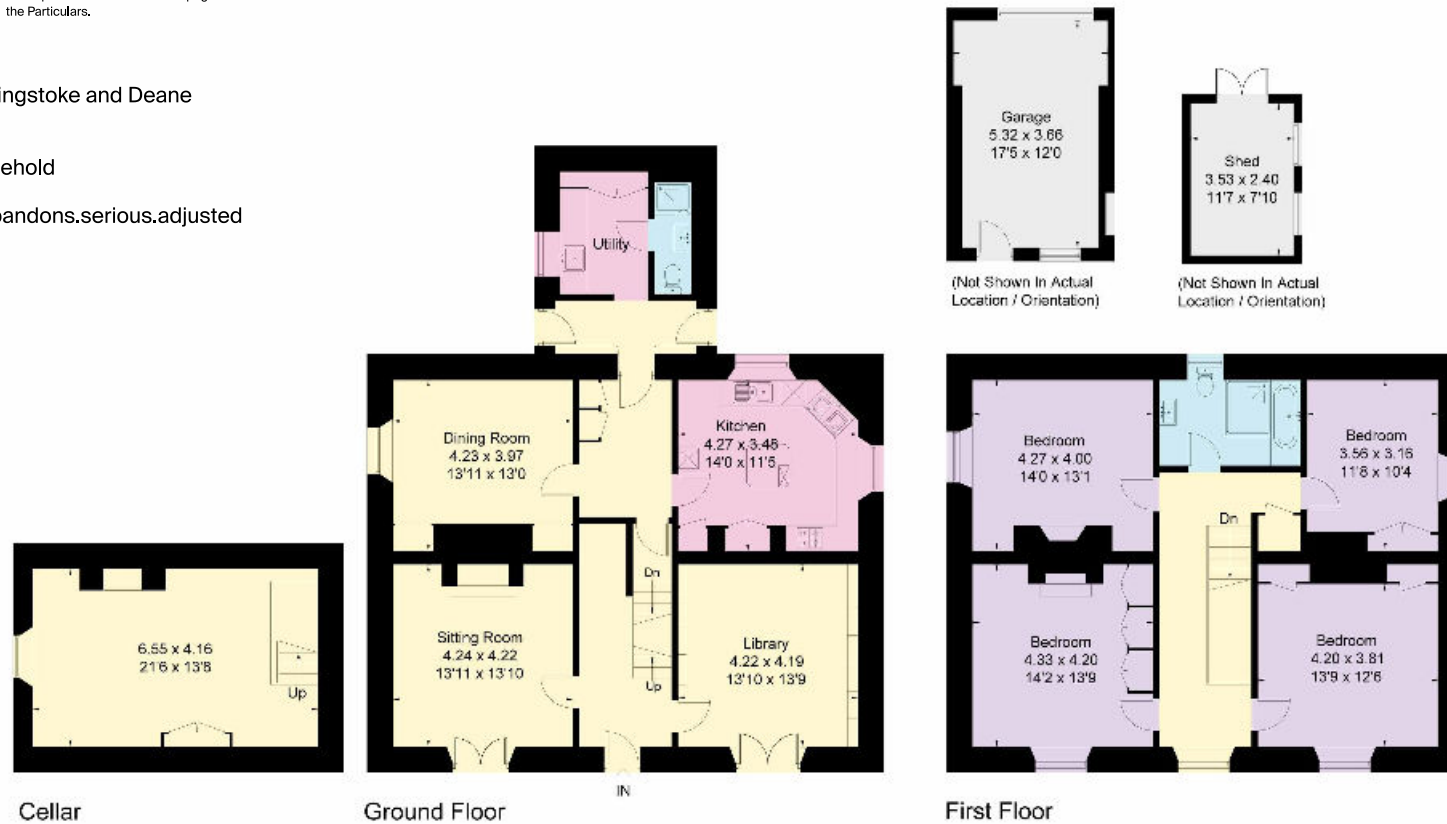
Approximate Floor Area = 202.6 sq m / 2181 sq ft
 Cellar = 27.6 sq m / 297 sq ft
 Garage / Shed = 26.1 sq m / 281 sq ft
 Total = 256.3 sq m / 2759 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Local Authority: Basingstoke and Deane
 Borough Council
 Council Tax band: G
 Tenure: available freehold

what3words.com/abandons.serious.adjusted



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