



**MELDRUM**

14 Evingar Road, Whitechurch, Hampshire, RG28 7EY

**Carter Jonas**

## MELDRUM, 14 EVINGAR ROAD, WHITCHURCH, HAMPSHIRE, RG28 7EY

- 4 to 5 bedrooms
- Kitchen/dining/sitting room
- Conservatory
- Garden
- Ample driveway parking
- Garage
- EPC rating C

### DESCRIPTION

Built in the late 1970's the property has been extended and improved by the current owners to create a wonderful home that offers versatile living space. The entrance door leads to the inner hall with stairs to the first floor, doors through to the garage, cloakroom and spacious open plan kitchen/dining/sitting room. The kitchen was refitted by the current owners just a few years ago and offers a varied range of contemporary units with stone work surfaces and a range of built in appliances. In turn the kitchen opens through to the dining area and sitting room, this is a large open plan space perfectly suited to modern day living and opens through to the well-proportioned conservatory which opens onto the rear garden. On the first floor there are currently three double bedrooms, with the principal having a spacious dressing room (former bedroom), shower ensuite and family bathroom, stairs rise to the 2nd floor where there is a further bedroom with ensuite shower room and eaves storage.

## FANTASTIC FAMILY HOME, A SHORT WALK FROM THE VILLAGE CENTRE



## OUTSIDE

To the front of the property there is ample driveway parking leading to a garage and rear pedestrian access. The rear garden is an all year round oasis with a combination of paved terraces and timber decking with an array of planted borders with shrubs, numerous evergreens and palms combined with traditional flowering borders.

## LOCATION

Whitchurch is a small Hampshire town surrounded by countryside. It lies approximately 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. The property is located a short distance from the town centre with its vast array of independent shops, restaurants, public houses, as well as a doctors' surgery and schooling from early roots education through to secondary. The train station is 0.3 miles away with services to London Waterloo in under 1 hour.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas, and drainage. Gas central heating. Fibre to the premises 1130Mbps.

**Local Authority:** Basingstoke and Deane Borough Council. Council Tax Band D.

**Viewing:** Strictly by appointment through the agent. Carter Jonas.



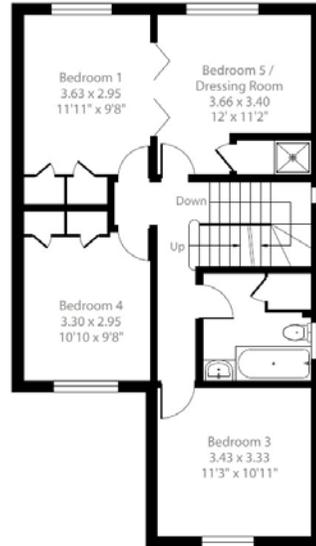


## Evingar Road, Whitchurch, RG28

Approximate Area = 1709 sq ft / 158.7 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1859 sq ft / 172.6 sq m  
 For identification only - Not to scale



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecm 2024. Produced for Carter Jonas. REF: 1076414

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