



## THE LIMES

Whitchurch, Hampshire, RG28 7AE

Carter Jonas



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## THE LIMES BELL STREET WHITCHURCH RG28 7AE

- Grade II listed Georgian Home • Many period features
- 4 Bedrooms • Sitting room • Dining room • Library
- Kitchen • Utility room • Cellar • Garage • Convenient location • No onward chain

### DESCRIPTION

An elegant, detached period home with many character features and distinctive elevations. The property is approached through wrought iron gates into a driveway which leads to a parking area to the front. Upon entering the property, a generous entrance hall provides access to the principal reception rooms, including an impressive library with parquet flooring, bespoke fitted bookcases and French doors to the front, and a charming sitting room with open fireplace and further French doors. The dining room is to the rear of the ground floor and has fitted display cabinets. The ground floor accommodation is completed by a kitchen with a range of fitted timber units, integrated appliances, Rayburn and a central island with additional seating. A useful utility to the rear has space for additional appliances, butler sink and an adjoining w/c and shower room. Stairs from the hallway lead down to a cellar with brick floor and plenty of storage space. The first floor comprises 4 double bedrooms, 3 of which have fitted wardrobes, and a family bath and shower room. One of the key features of the accommodation is the generous ceiling heights and classical Georgian proportions, giving a very light and airy feel.

### OUTSIDE

The gardens and grounds are a particular feature of the property, with the majority being south facing and to the front of the house, and in total extending to about a third of an acre. There is an expanse of lawn, interspersed with borders, beds and mature trees, in particular a stunning weeping birch which frames the front view of the house.

## IMPOSING GEORGIAN HOME CENTRALLY LOCATED IN THE VILLAGE OF WHITCHURCH





There are various areas for seating and al fresco entertaining, along with a large single garage.

### LOCATION

The property is ideally located in the centre of Whitchurch. Despite its central location, there is a strong sense of privacy, providing the perfect balance between accessibility to a range of services and seclusion. Whitchurch is a thriving community and benefits from a mainline station with direct, fast services to London Waterloo (1 hour). Nestled in the heart of the Hampshire countryside, it is reputedly the smallest town in the County. This charming town has an excellent range of local shops and amenities including a doctors' surgery, dentist and bakery. Located centrally between Winchester, Andover, Basingstoke and Newbury it offers convenient access to both the M3 and M4. The A303 and A34 are close at hand allowing easy access to London, the West and the North. Whitchurch is served by a secondary school, primary school and an award-winning children's day nursery with good/ outstanding ratings. It has local cricket, football and squash teams and attracts many visitors to its historic silk mill.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, gas and water. Broadband: Fibre to the premises (FTTP)

**Local Authority:** Hampshire County Council and Basingstoke and Deane Borough Council  
Council Tax Band: G

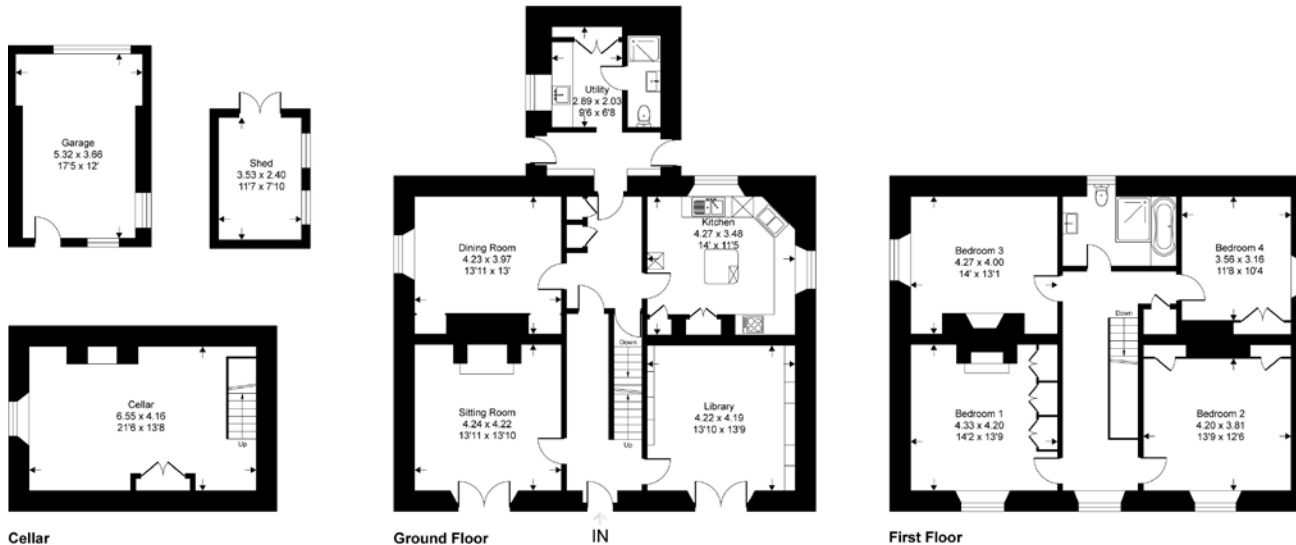
**Viewings:** Strictly by appointment only: 01962 842742





## Bell Street, RG28

Approximate Gross Internal Area = 230.3 sq m / 2478 sq ft  
 Approximate Garage Internal Area = 17.9 sq m / 193 sq ft  
 Approximate Outbuilding Internal Area = 8.1 sq m / 88 sq ft  
 Approximate Total Internal Area = 256.3 sq m / 2759 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### IMPORTANT INFORMATION

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