



5 CHURCH VIEW, MAIN STREET, ROYAL HILLSBOROUGH, BT26 6GN

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GRAHAM

- A Most Impressive And Spacious Period Style Townhouse Occupying A Prime Setting With This Exclusive Courtyard Location Just Off The Main Street In Royal Hillsborough Village
- Spacious Lounge With Gas Fired Stove On Granite Hearth And Solid Oak Floor
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And French Doors To Private Patio Garden
- Three Spacious Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Bath And Shower Cubicle
- Enclosed And Private Patio Garden To Rear With Tobermore Paving And Original Period Stone Wall
- Two Allocated Parking Spaces / Shared Entrance With Remote Control Entrance Gate

PRICE: OFFERS IN THE REGION OF £449,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D65

REF: HG260325DL

- Oil Fired Central Heating System With Condensing Type Boiler And Underfloor To Ground Floor
- Double Glazed Windows In Traditional Sash Style Frames
- Church View is an exclusive and small development of only 5 properties situated right in the heart of Royal Hillsborough Village. The property and the location will be perfect for those seeking low maintenance and convenience. As the address suggests, the property backs onto Hillsborough Parish Church grounds providing an idyllic outlook and privacy. The spacious accommodation is beautifully presented and will be well suited to professionals or downsizers looking for the perfect retreat in the village, we strongly recommend early viewing.



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Porcelain tiled floor. Panelled entrance door.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin and mono style mixer tap. Tiled splashback. Porcelain tiled floor.

LOUNGE:

4.33m (14'2") x 3.96m (13'0")

Gas fired stove on polished granite hearth. Solid oak floor.



LUXURY OAK EFFECT FITTED KITCHEN AND DINING AREA:

4.98m (16'4") x 3.06m (10'0")

Excellent range of high and low level units. Granite effect worktops. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Belling integrated oven and microwave. Ceramic hob. Extractor hood in stainless steel canopy. Integrated fridge freezer and dishwasher. Part tiled walls. Porcelain tiled floor. Recessed spotlights. French doors leading to private patio garden.



FIRST FLOOR

BEDROOM (2):

4.98m (16'4") x 3.07m (10'1")

Pleasant outlook over rear garden and church grounds.



BEDROOM (3):

4.03m (13'3") x 3.16m (10'4")

SPACIOUS AND LUXURY BATHROOM: White suite. Panelled bath. Mixer tap and shower attachment. Tiled surround. Quadrant shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap and tiled splashback. Bathroom cabinet with mirrored door. Close couple low flush wc. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Built in storage cupboard.



SECOND FLOOR

BEDROOM (1): 7.36m (24'2") x 4.98m (16'4")

Measurement taken to widest points. Two roof windows with outlook over church grounds. Access to eaves storage.

LUXURY SHOWER ROOM EN SUITE: Large shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights.



OUTSIDE: Exclusive courtyard setting. Shared access through archway from Main Street. Brick set patio area and two car parking spaces to front. Shrubs and climbing plant in beds. Enclosed and private patio garden to rear. Tobermore paved patio area with brickset feature. Raised bed with mature shrubs. EV charging point. Outside tap and lights. Condensing type oil fired boiler. PVC oil storage tank. Original stone built wall.



DIRECTIONS: Just off Royal Hillsborough Main Street beside Arthur's Boutique Hotel

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1740

SERVICE CHARGE: TBC

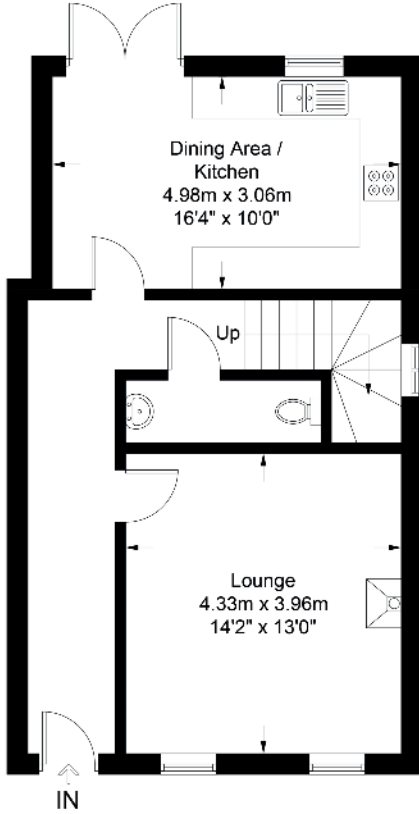
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



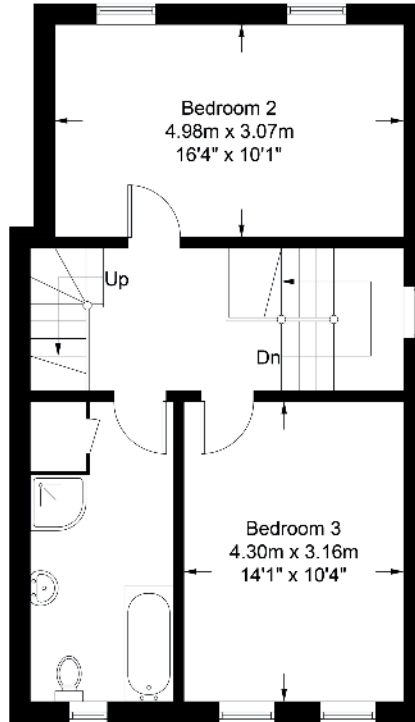
5 Church View, Royal Hillsborough

Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft

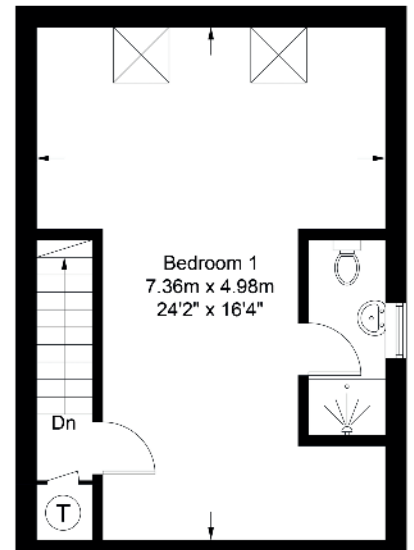
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor
550 sq ft / 51.1 sq m



First Floor
547 sq ft / 50.8 sq m



Second Floor
395 sq ft / 36.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1184019)



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