



Selbon

Residential sales & lettings

Hook Road, North Warnborough,
Hampshire, RG29 1EU

Offers in excess of £465,000 Freehold



01252 979300
Selbonproperty.co.uk

- Grade II Listed
- Kitchen / Breakfast Room
- Two/Three Bedrooms
- Enclosed Rear Garden
- Close Proximity of The Mill House Pub
- Inglenook Fireplace
- Exposed Beams
- Dressing Room
- Sought After Location
- Parking Available by Separate Negotiation.

Selbon Estate Agents are delighted to offer to the market this charming 15th century Grade II listed brick and timber two/three bedroom cottage, which is situated within the sought-after village of North Warnborough. Benefits to this property include a beautifully presented kitchen/breakfast room, an enclosed rear garden and a stunning walk-in inglenook fireplace.

Accommodation comprises of the charming living room which offers exposed beams, an exposed brick wall and a feature walk-in inglenook fireplace. From the living room you will find the family room or bedroom three which offers a brick feature fireplace and custom-made shelving. The kitchen/breakfast room has been refitted to offer a wonderful entering space. Within the kitchen you have a double butler sink, solid oak worktops, fully integrated appliances, range stove, solid limestone floor, underfloor heating and a fully fitted walk-in pantry. Access to the rear garden is through a set of French doors within the kitchen.

Upstairs the property offers two generous bedrooms with the main bedroom offering fitted wardrobes and a walk-in dressing room. The accommodation on the first floor is finished with the bathroom which offers sink, toilet, and bath with shower overhead.

The beautifully presented rear garden is mainly laid to lawn with well-established flowers and shrub beds. At the rear of the property, you will find a patio area which is ideal for al fresco dining.

Parking spaces are available for rental opposite the property, by arrangement with a local landowner.













Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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