Selbon
Residential sales & lettings

Laurel Close, North Warnborough, Hook,
Hampshire, RG29 1BH
Offers over £500,000 Freehold

4 1 2 D

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Close Proximity to Robert Mays School
- Two Reception Rooms
- Driveway Parking
- Close Proximity of Odiham Village
- Spacious and Flexible Accommodation
- Sought after Village of North Warnborough
- Garage
- Garden backing onto fields
- Four Bedrooms

Selbon Estate Agents are delighted to offer to the market this four-bedroom semi-detached home which is situated within the sought-after village of North Warnborough, Benefits to this property include ample driveway parking with a single garage, two reception rooms, scope to extend STPP and no onward chain.

Accommodation comprises of a entrance hall leading to the light and airy 24ft living/dining room with a feature fireplace and direct access into the family room. The family room sits at the rear of the property with views over the rear garden and a door that leads into the downstairs W.C and rear garden. The kitchen offers a range of units, integrated appliances and space for additional appliances. The ground floor accommodation is finished with ample storage.

On the first floor the property offers four bedrooms with the main bedroom offering built in wardrobes. The accommodation is finished with the family bathroom which offers a sink, toilet and bath with shower overhead.

The well-presented rear garden is enclosed with wood panel fencing with a generous lawn area and a mixture of flowers, shrub borders and trees. Outside the rear of the property, you will find a patio area ideal for al fresco dining.

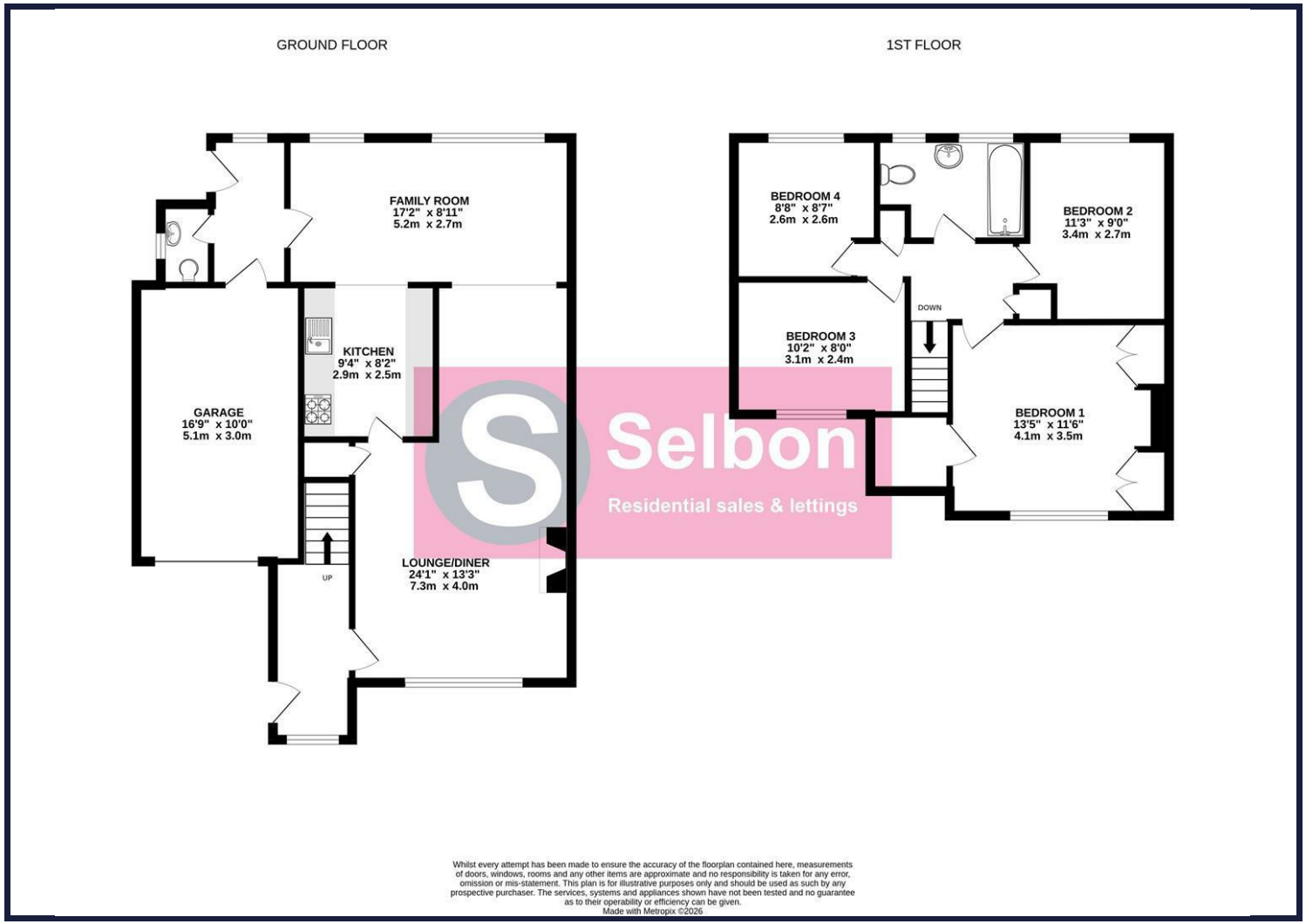
Outside the front you have driveway parking leading to the single garage.

North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.

There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from Hook’s rail station (2 miles) where there are also indirect routes to Reading and Salisbury.

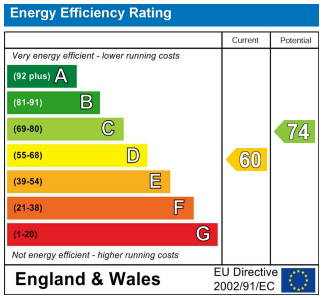
8

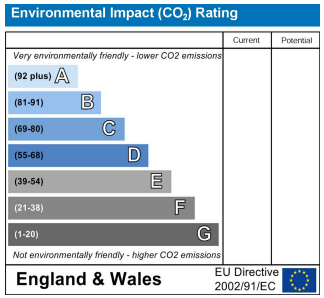
Floor Plans



Area Map

Energy Performance Graph





Viewing

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

Council Tax Band: E

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk