



**Selbon**

Residential sales & lettings

Derbyfields, North Warnborough,  
Hampshire, RG29 1HH

Guide price £800,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Sought After Location
- Three Reception Rooms
- Detached Double Garage
- No Onward Chain
- Close Proximity of Local Amenities
- Five Bedrooms
- 0.3 of an Acre
- Ample Driveway Parking
- Kitchen/Breakfast Room
- Scope to Extended STPP

Selbon Estate Agents are delighted to offer to the market this five-bedroom detached family home which is situated within the sought-after village of North Warnborough. Benefits to this property include three reception rooms, a detached double garage with ample driveway parking, a plot approaching 0.3 of an acre and no onward chain.

Accommodation comprises of a spacious entrance hall which leads into the dual aspect living room with log burning stove and French doors which open into the rear garden. The kitchen/breakfast room offers a range of units, breakfast bar, work surfacing, integrated appliances and additional appliance space. Next to the kitchen the utility room can be found which offers access to the garden. The ground floor accommodation is finished with the dining room, study and downstairs W.C.

On the first floor the property offers five spacious bedrooms with the main bedroom benefiting from an en-suite bathroom. The first-floor accommodation is finished with the refitted family bathroom which offers a toilet, sink, bath and separate shower.

Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. The garden offers a high degree of privacy and at the rear of the property, you will find a spacious patio area which is ideal for al fresco dining.

At the front of the property, you have ample driveway parking with a detached double garage and the added benefits of additional land which could be used as a formal garden, paddock or potential development opportunity subject to planning permission.







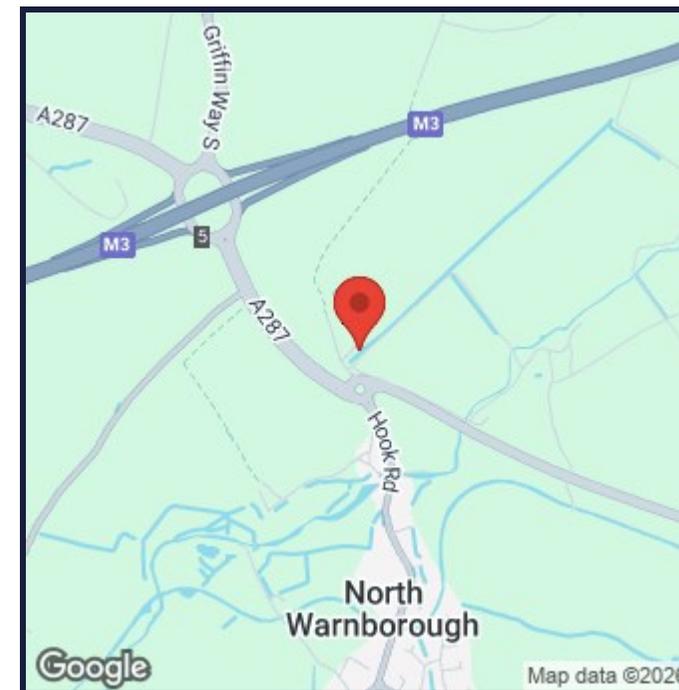




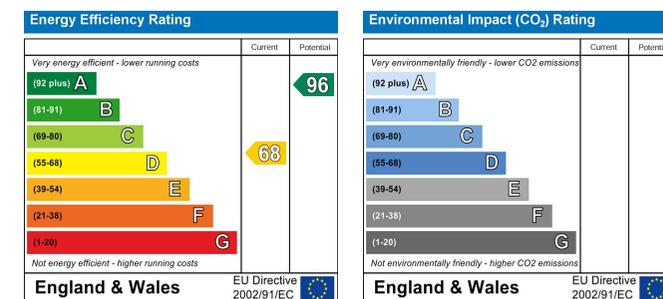


## Floor Plans

## Area Map



## Energy Performance Graph



## Viewing

## Council Tax Band: G

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

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### Selbon Property Services Ltd

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