



Selbon

Residential sales & lettings

Laurel Close, North Warnborough, Hook,
Hampshire, RG29 1BH

Guide price £625,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Cul-de-sac location
- Kitchen
- Garage with driveway parking
- Scope to extend STPP
- Sought after village location
- Two reception rooms
- Two bathrooms
- Enclosed rear garden
- First time to the market in over 40 years
- Close proximity to Robert Mays School

Selbon Estate Agents are delighted to offer to the market, this four-bedroom detached family home situated within the sought-after village of North Warnborough.

Offered to the market within a cul-de-sac location, this property offers spacious and flexible accommodation throughout with further scope to extend STPP.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature gas fireplace. From the living room, you have direct access to the dining room which offers views and access to the rear garden. The kitchen offers a range of appliances including oven, hob, fridge/freezer, additional appliance space and plenty of storage. The ground floor accommodation is finished with the downstairs W/C.

On the first floor the property offers four bedrooms which all benefit from built in wardrobes space. The main bedroom offers an en-suite shower room and the accommodation is finished the main bathroom which offers sink, toilet and bath with shower overhead.

The southerly facing rear garden is mainly laid to lawn with a mixture of flowers, shrubs and trees throughout. Outside the back of the property is a small decking area, pond and patio which is ideal for al fresco dining. Access to the single garage can be found within the garden.

Outside the front the property has driveway parking for two cars, access to the garage and a small lawned area.

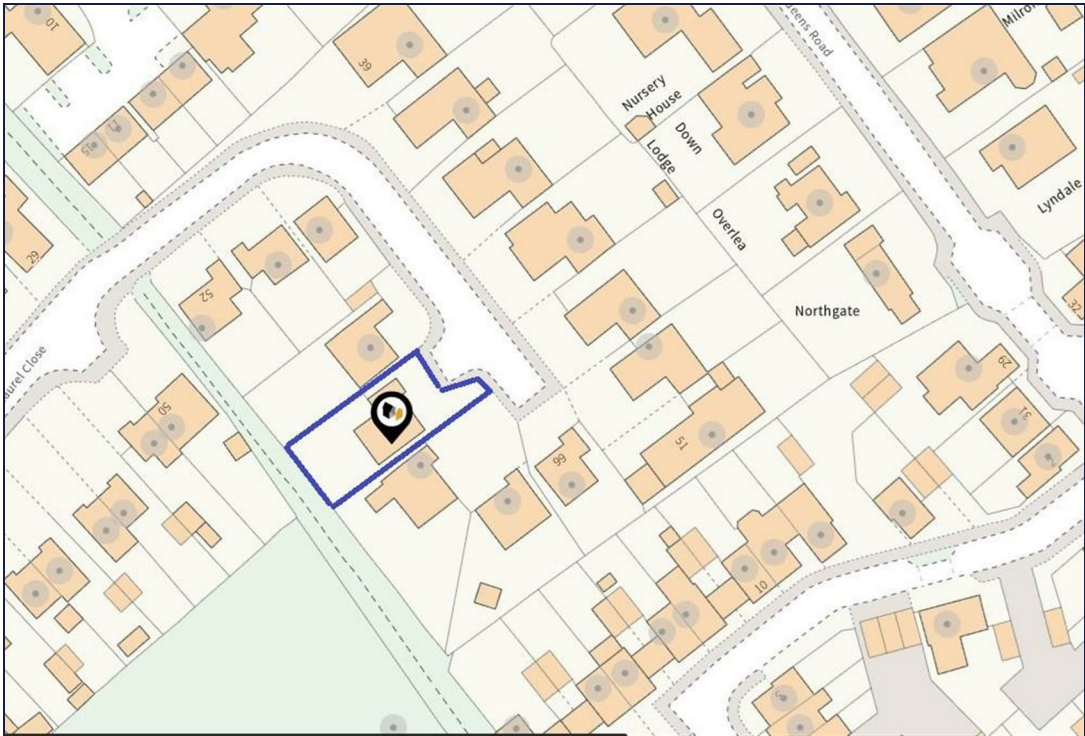
North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.







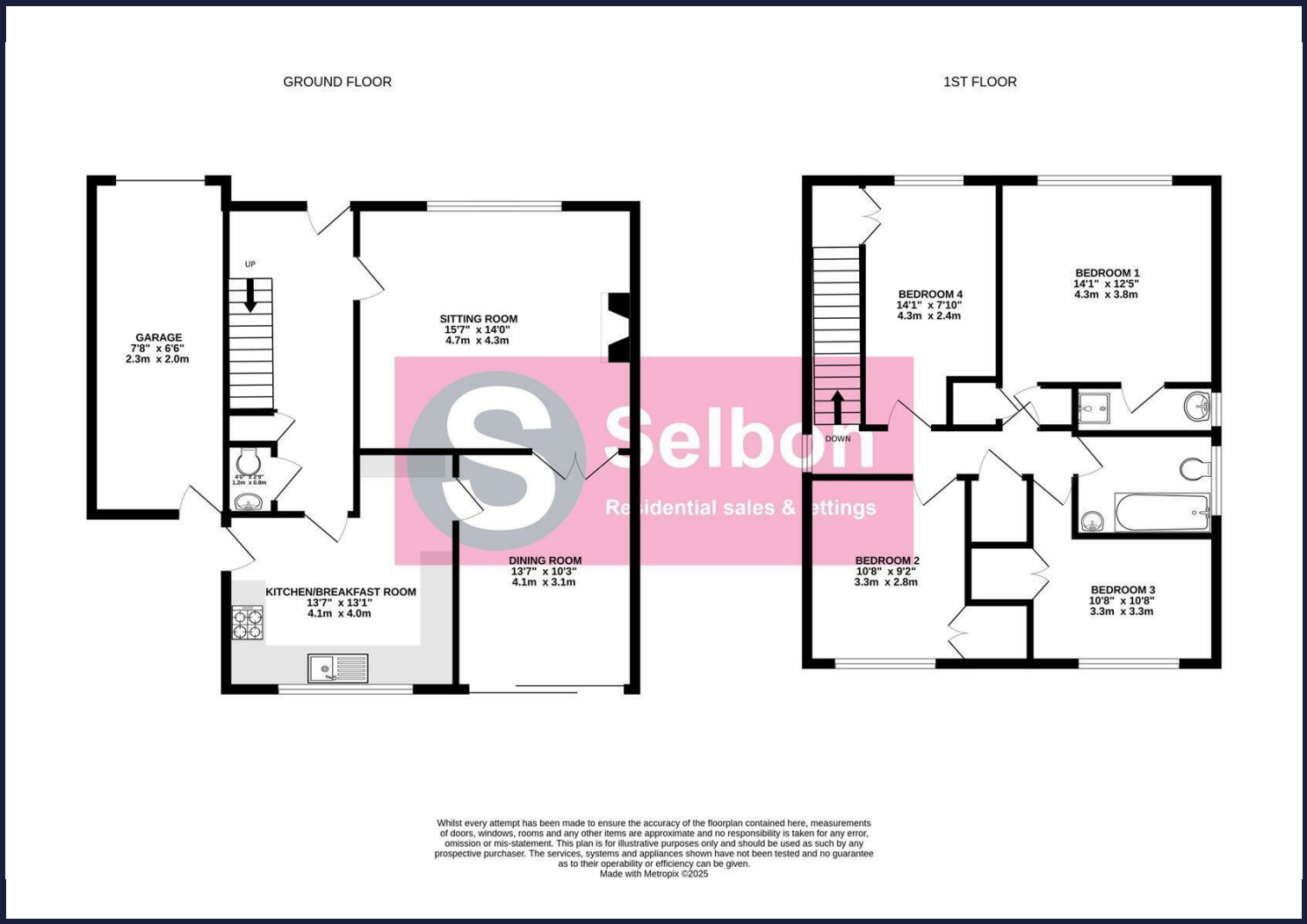






Odiham High Street

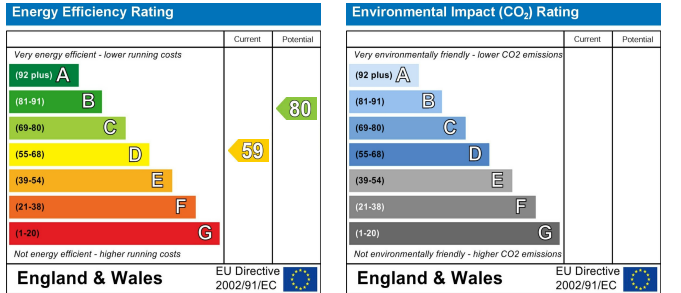
Floor Plans



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

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Council Tax Band: F