



Selbon

Residential sales & lettings

Jolly Miller Close, North Warnborough, Hook,
Hampshire, RG29 1GA

Offers over £490,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern 3 Storey Town House
- Open Plan Lounge & Kitchen
- Third Bedroom (2nd Floor)
- Enclosed Rear Garden
- Development Charge TBC
- Entrance Hall & Cloakroom
- 2 Bedrooms, En Suite & Bathroom (1st Floor)
- Gas Radiator Heating & Double Glazed Windows
- 2 Allocated Parking Spaces
- No Onward Chain (Completion From 1st February 2026)

Selbon Estate Agents are delighted to offer this modern 3 storey town house to the market, built by T A Fisher builders, approx. 5 years ago within the sought after village of North Warnborough.

The property offers contemporary open plan accommodation, ideal for todays modern lifestyle. For those looking for home office space or a secondary living area for a young adult, bedroom three which is on the top floor, would be perfect.

Accessed via the parking spaces and pathway, the front door leads to the bright entrance hall with stairs to the first floor landing, storage space & cupboard and doors leading to the cloakroom and lounge/kitchen.

The open plan lounge/kitchen offers a 17ft living area with double glazed French doors to the rear garden leading to a 17ft kitchen/dining area, there is ample worksurface, eye and base level storage units and some integrated appliances.

The first floor landing has stairs to the second floor, a storage cupboard housing the boiler and doors to the main bedroom with a walk-in wardrobe and an en suite shower, bedroom 2 and a family bathroom.

The second floor landing leads to bedroom 3 measuring 14ft x 13ft (with restricted head height).

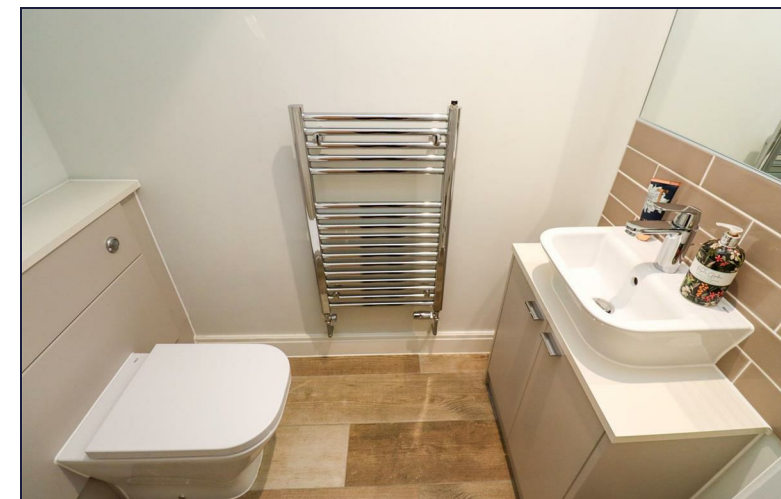
Further benefits include gas radiator heating, double glazed windows, 2 allocated parking spaces, visitor spaces and an enclosed rear garden.

We are advised that there is a development charges circa £350 (we are seeking formal confirmation).

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 and is within close proximity of the Mill House public house.

There are transport links including 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.

Offered with no onward chain and completion from 1st February 2026, we highly recommend an early viewing to avoid disappointment.











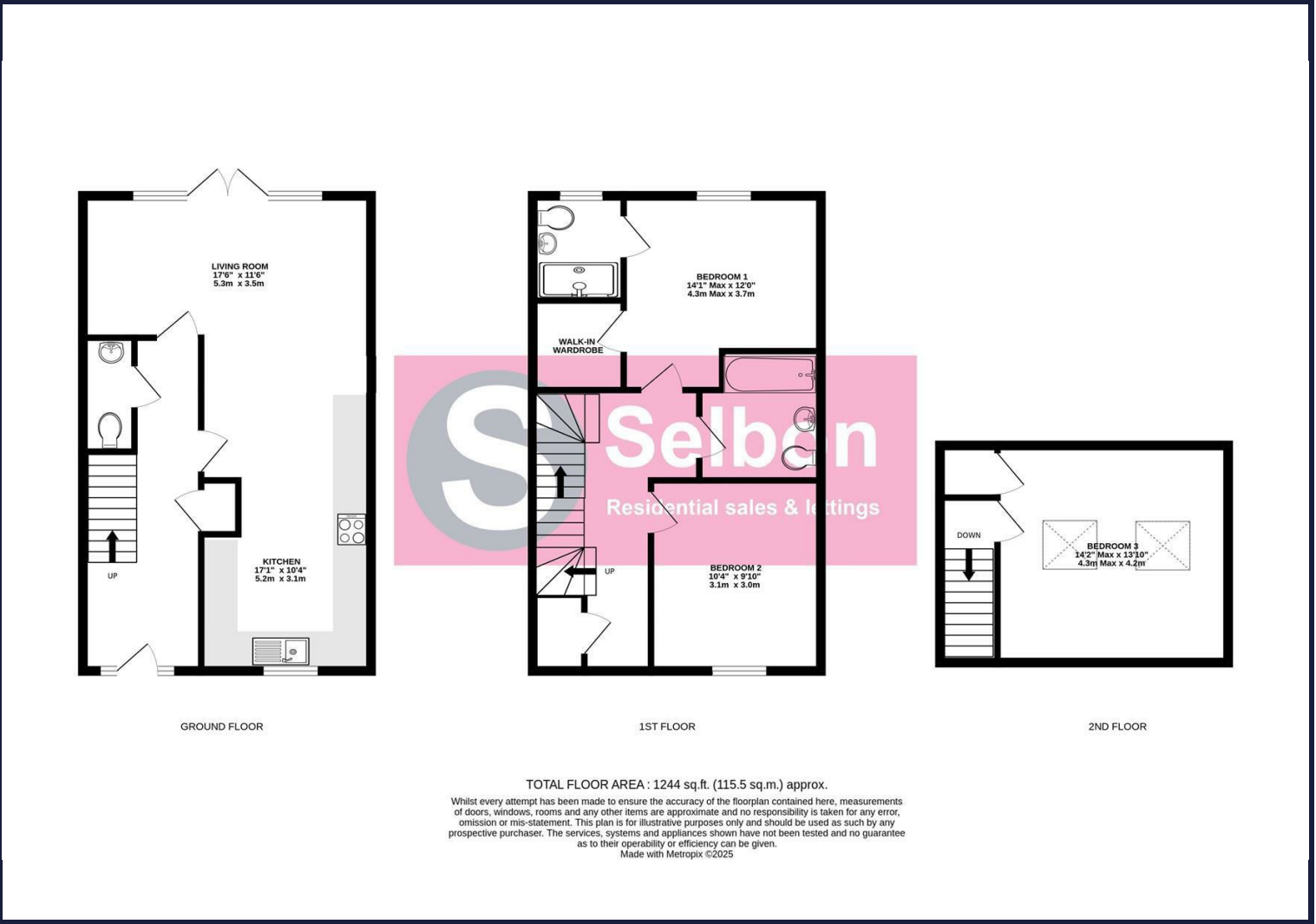




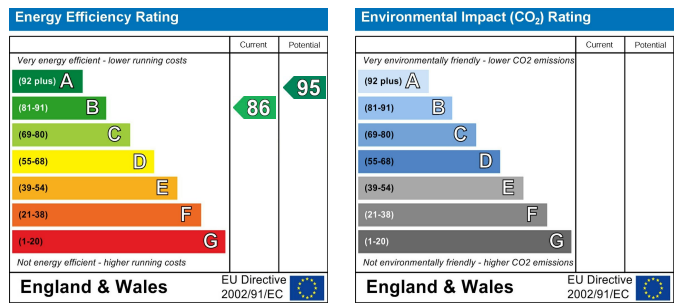


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band:

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

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