



The Barracks | Newnham | Hook | RG27 9NW

Asking Price £675,000 Freehold



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A well-presented 1800s semi-detached character cottage offering three bedrooms, three reception rooms and a 19ft kitchen/breakfast room. Featuring exposed beams, fireplaces and a wood burning stove, the home combines charm with practicality. Outside, a there is a garden and driveway parking for four cars complements the property, which enjoys views across a conservation area in Newnham, a mile and a half from Hook.

- Charming semi-detached character cottage dating back to the 1800s
- Three versatile reception rooms, including study/family room
- Dining room featuring a second fireplace
- Three bedrooms, including two generous doubles and one single bedroom
- Garden with patio and lawn
- Well-presented throughout with exposed beams in most rooms
- Living room with brick fireplace and wood burning stove
- Spacious 19ft kitchen/breakfast room with modern units and space for dining
- Modern family bathroom with white suite
- Driveway parking for four cars and views over a conservation area





A Charming Semi-Detached Character Cottage with Three Bedrooms and Generous Living Space. Dating back to the 1800s, this beautifully presented semi-detached cottage blends period character with practical modern living. Exposed beams feature throughout much of the property, adding to the home's timeless appeal.

The ground floor offers excellent versatility with three reception rooms: a generous living room with dual aspect windows and a brick fireplace housing a wood-burning stove, a formal dining room with its own feature fireplace, and a study/family room ideal for home working or relaxation. The kitchen/breakfast room spans nearly 19ft, fitted with a range of modern white units, tiled flooring and ample space for appliances and dining.

Upstairs, there are three well-proportioned bedrooms. Two doubles include the principal bedroom with built-in wardrobes, whilst the third makes a comfortable single bedroom. A modern family bathroom with a white suite serves all rooms, and a useful converted attic space offers scope for hobbies or additional storage.

Outside, the rear garden begins with a paved patio leading to a lawned area bordered by shrubs, trees and low-level fencing, all enhanced by side access. To the front, a shingle driveway provides off-road parking, while the property enjoys picturesque views across a conservation area.

Situated in Newnham, on the outskirts of Hook, this home benefits from a strong village community with a variety of nearby local shops, cafés and restaurants. Families are well served by reputable schools including Hook Infants, Juniors and Robert



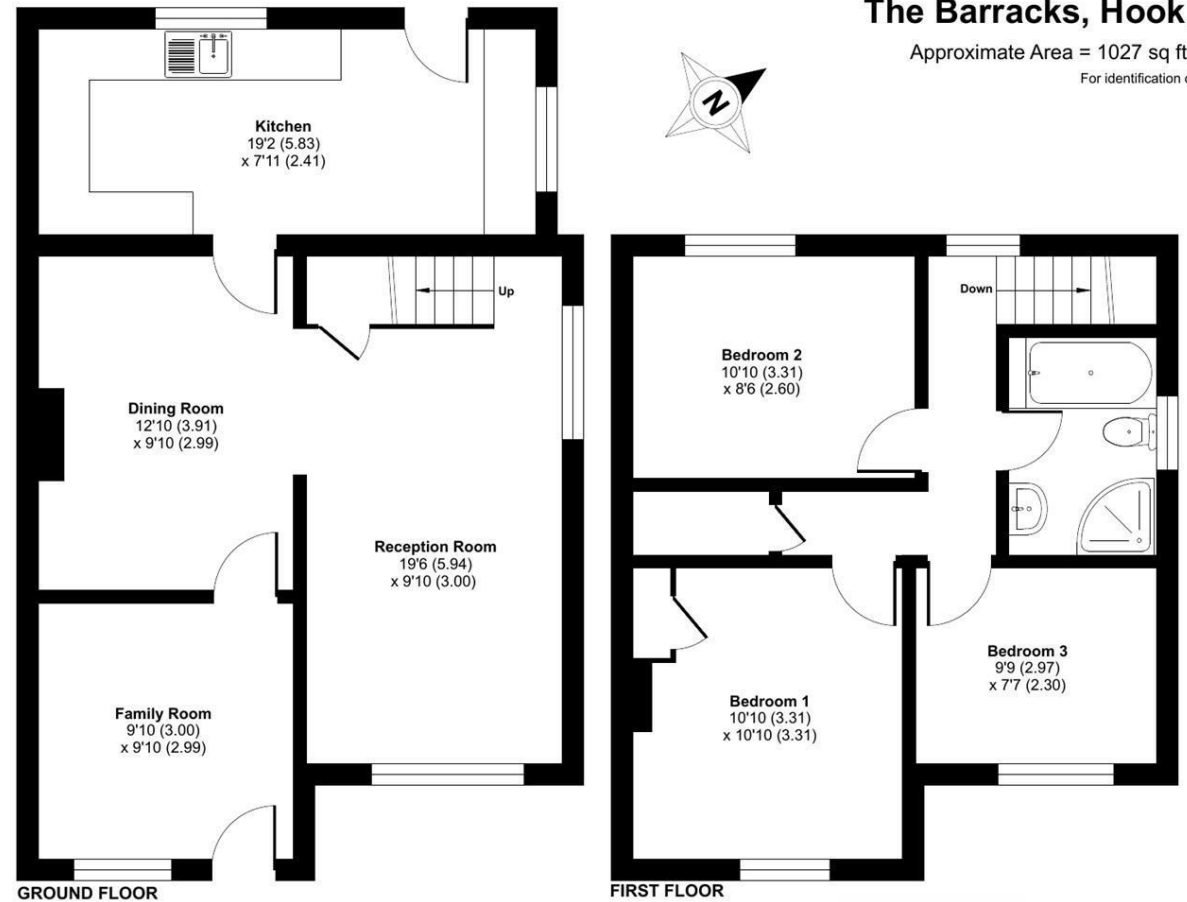
May's, while commuters enjoy excellent transport links via Hook station to London Waterloo, Southampton and Reading, along with easy access to the M3. Recreational facilities are also close at hand, with local parks such as Bassett's Mead, Hartlett's Park and King George V Playing Fields

Waterfords highly recommend an early viewing to fully appreciate this wonderful home and its desirable location. Book your appointment today.

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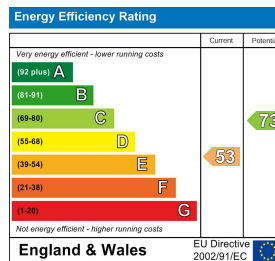
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