



Millbrook, 1 Street Meadow, South Warnborough

McCarthy  
Holden

Guide Price £950,000





## Millbrook, 1 Street Meadow

South Warnborough,

A generous and flexible detached family home set in beautiful grounds located in a cul-de-sac within the desirable village of South Warnborough with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Four/Five Bedrooms
- Kitchen/Breakfast Room
- Double Garage and Driveway Parking
- Three Bathrooms
- Three Reception Rooms
- Countryside Views



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## Property

A generous and flexible detached family home set in beautiful grounds located in a cul-de-sac within the desirable village of South Warnborough.

Benefits to the property include: four/five bedrooms, family bathroom, two shower rooms, three/four reception rooms, garden room, utility room and externally; garden, double garage, driveway parking and solar panels.

## Ground Floor

You are welcomed into the spacious hallway leading through to the generous living room with feature open fireplace and doors to a sunny garden room opening out onto a patio with views over the beautiful private garden beyond.

The fitted kitchen/breakfast room with integrated appliances and breakfast bar has direct access out to the garden. There is also a water softener. Next to the kitchen is a well-proportioned dining room overlooking the garden. The main bedroom has an en-suite shower room and built-in wardrobes. There are a further two double bedrooms with built-in wardrobes, a good-sized family bathroom with over-bath shower and a cloakroom.

## Lower Ground Floor

Stairs lead down to a generous fitted utility room with plenty of built-in storage. There is a further double bedroom, shower room and two other rooms, with one currently used as an office. The other room is also used as a second office but would make an ideal family room/bedroom and benefits from patio doors out to a second patio area and electric awning overlooking the garden.

## Outside

To the rear of the property is a delightful, enclosed, beautifully maintained south facing garden, with mature flower borders, shrubs and trees and views across the countryside. There are two sunny patio areas ideal for entertaining and alfresco dining. The garden extends to the side of the property where there is a green house. To the front of the property the garden is laid to lawn with mature shrubs and planting. There is a private driveway with parking for several cars leading to a separate generous double garage/workshop with electric doors, power/ lighting and overhead storage. There is also access directly into the back garden.









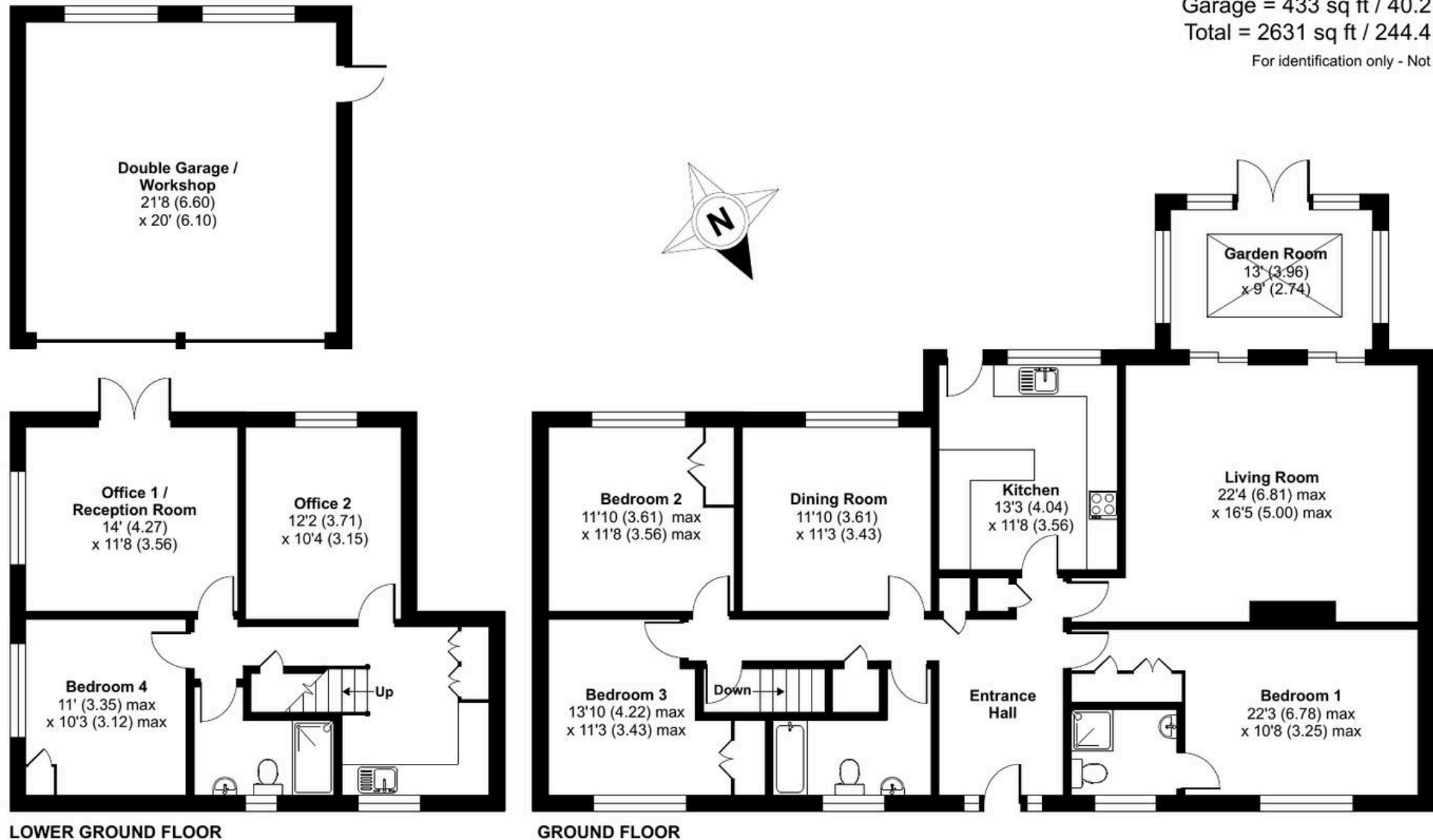
# Street Meadow, South Warnborough, Hook, RG29

Approximate Area = 2198 sq ft / 204.2 sq m

Garage = 433 sq ft / 40.2 sq m

Total = 2631 sq ft / 244.4 sq m

For identification only - Not to scale











## McCarthy Holden Odiham

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