



Foxup Alton Road, South Warnborough

McCarthy
Holden

Guide Price £845,000



Foxup Alton Road

South Warnborough,

Situated within the sought-after village of South Warnborough and located within a private drive, this four bedroom detached home offers spacious and flexible accommodation throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ample Driveway Parking and Double Garage
- Village Location with Countryside Views
- Scope To Extend STPP
- Private Driveway
- Refitted Bathrooms
- Two Reception Rooms





The Property

Situated within the sought-after village of South Warnborough and located within a private drive, this four-bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include ample driveway parking leading to a double garage, an enclosed rear garden with views over open countryside, two reception rooms and scope to extend STPP.

Ground Floor

Accommodation comprises a spacious entrance hall leading to the downstairs W/C and sitting room. The light and airy sitting room offers a wonderful electric log burner and spacious accommodation opening into the dining room. From the dining room you have French doors giving you access into the garden and a serving hatch opening into the kitchen. The kitchen overlooks the garden and offers a range of units, work surfacing, integrated appliances and additional appliance space. The utility room is located off the kitchen and gives access to the garage.

First Floor

On the first floor the property offers four spacious bedrooms with the main bedroom benefiting from a refitted en-suite shower room and dressing room. Each bedroom offers views over the open countryside or South Warnborough Village. Each room also offers built-in wardrobes space and the first-floor accommodation is finished with the family bathroom which has been refitted.

Outside

The charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. The property offers a high degree of privacy and wonderful views over open countryside. At the rear of the property, you will find a patio area ideal for al fresco dining and side access to the left hand side of the property. At the front of the property, there is a generous mature lawned area, ample driveway parking and access to a double garage beside the property.

Location

The village of South Warnborough has a general store with cafe, a village hall, St Andrew's Church, recreation ground/ play park along with The Poacher Inn. More extensive shops are available in the nearby villages of Odiham and Hook.

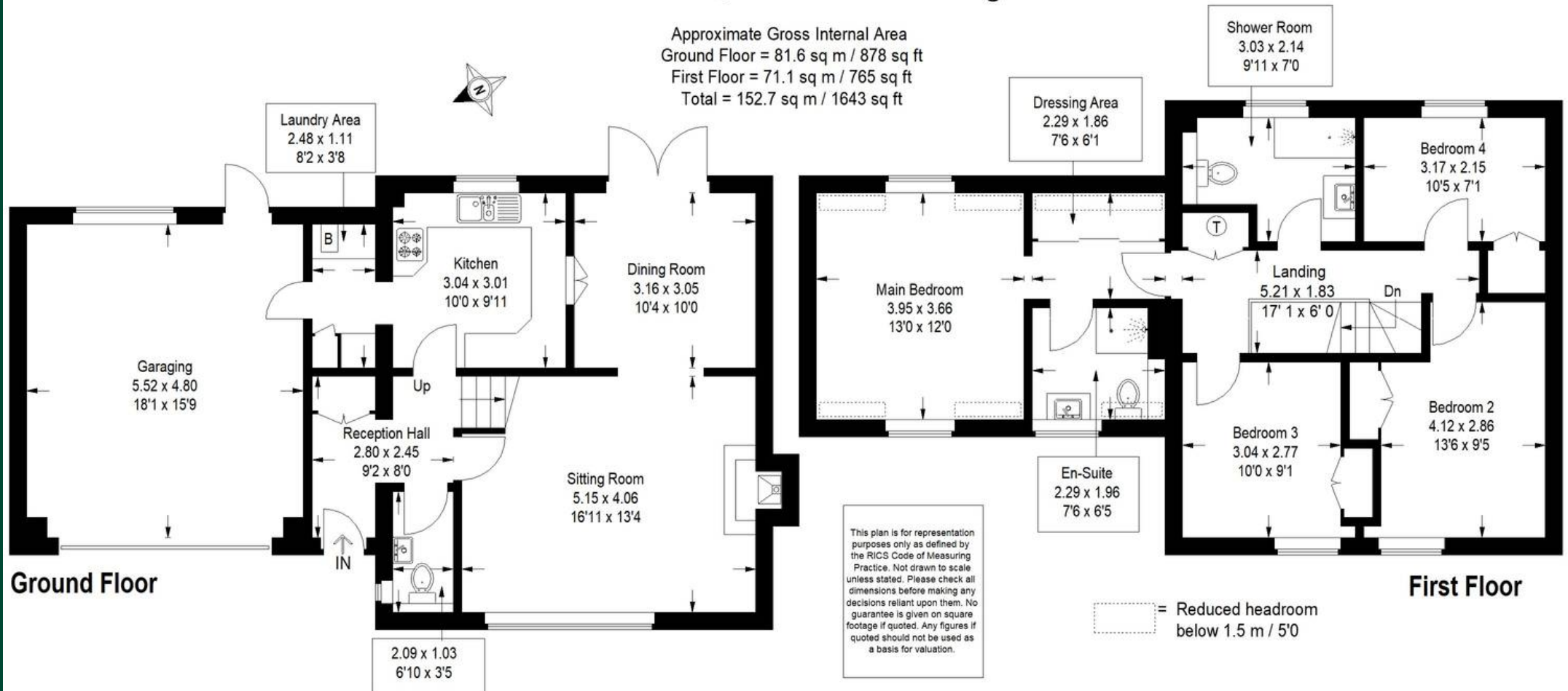
There are well regarded schools including Long Sutton primary school, Lord Wandsworth College, Robert May's Senior School and Alton College of Further Education. The major towns of Alton, Basingstoke, Farnham, Fleet and Reading, and the M3 are a short drive

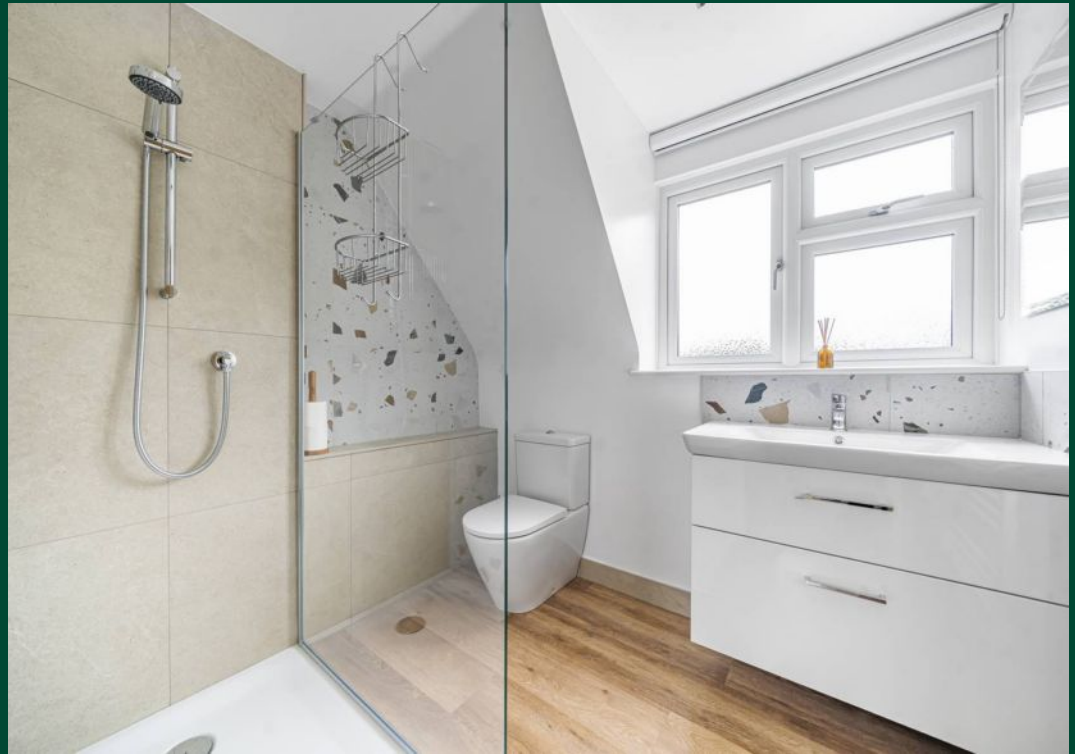




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Approximate Gross Internal Area
Ground Floor = 81.6 sq m / 878 sq ft
First Floor = 71.1 sq m / 765 sq ft
Total = 152.7 sq m / 1643 sq ft







McCarthy Holden Odiham

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