



Cottage Green, Hook Road, North Warnborough

McCarthy
Holden

Guide Price £795,000



Cottage Green, Hook Road

North Warnborough

A beautifully presented, two bedroom detached home, situated in a Cul-de-sac location within the sought after village of North Warnborough forming part of an exclusive development of three oak framed houses built in 2011 by Border Oak.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Kitchen/Dining Room
- Family Room
- Living Room with Wood Burning Stove
- Enclosed South Facing Garden
- Office & Bar/Social Room
- Carport and Allocated Parking Spaces
- Central Village Location



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The Property

Situated within a Cul-de-sac location in the sought after village of North Warnborough, this beautifully presented, two bedroom detached home forms part of an exclusive development of three oak framed houses built in 2011 by Border Oak. The current owners have made further improvements to the property.

Benefits to this property include an air source heat pump, underfloor heating, carbon panel insulation, oak flooring, exposed oak framework and externally a private garden, barn style carport with car charging point and allocated parking spaces.

Ground Floor

A spacious light and airy entrance hall with useful space under the stairs, leads to the elegant living room with wonderful feature brick fireplace with wood burning stove and French doors out to the rear garden. The generous well-appointed fitted, kitchen/dining room with integrated appliances features a newly installed modern Aga with induction hob, breakfast bar and granite worktops. The kitchen leads through into a refurbished family room with bespoke cabinetry and built-in cooler fridge. Patio doors lead out to the lovely garden. There is also a cloakroom/utility room.

First Floor

On the first floor are two good sized bedrooms, with built-in wardrobes/storage. There is a fitted family bathroom suite with separate shower.

Outside

The charming, private enclosed rear garden is mainly laid to lawn with flower borders, shrubs and plum trees. Directly to the rear and on both sides of the property, is a well-maintained paved patio. There is an office with electrics/power and an air conditioning unit/heater.

There is also a purpose built a bar/social room with two patio areas making an ideal spot for entertaining. In addition there is a useful shed and log store.

To the front is allocated parking and carport with electric car charging point. There is also guest parking.





Hook Road, North Warnborough, Hook, RG29

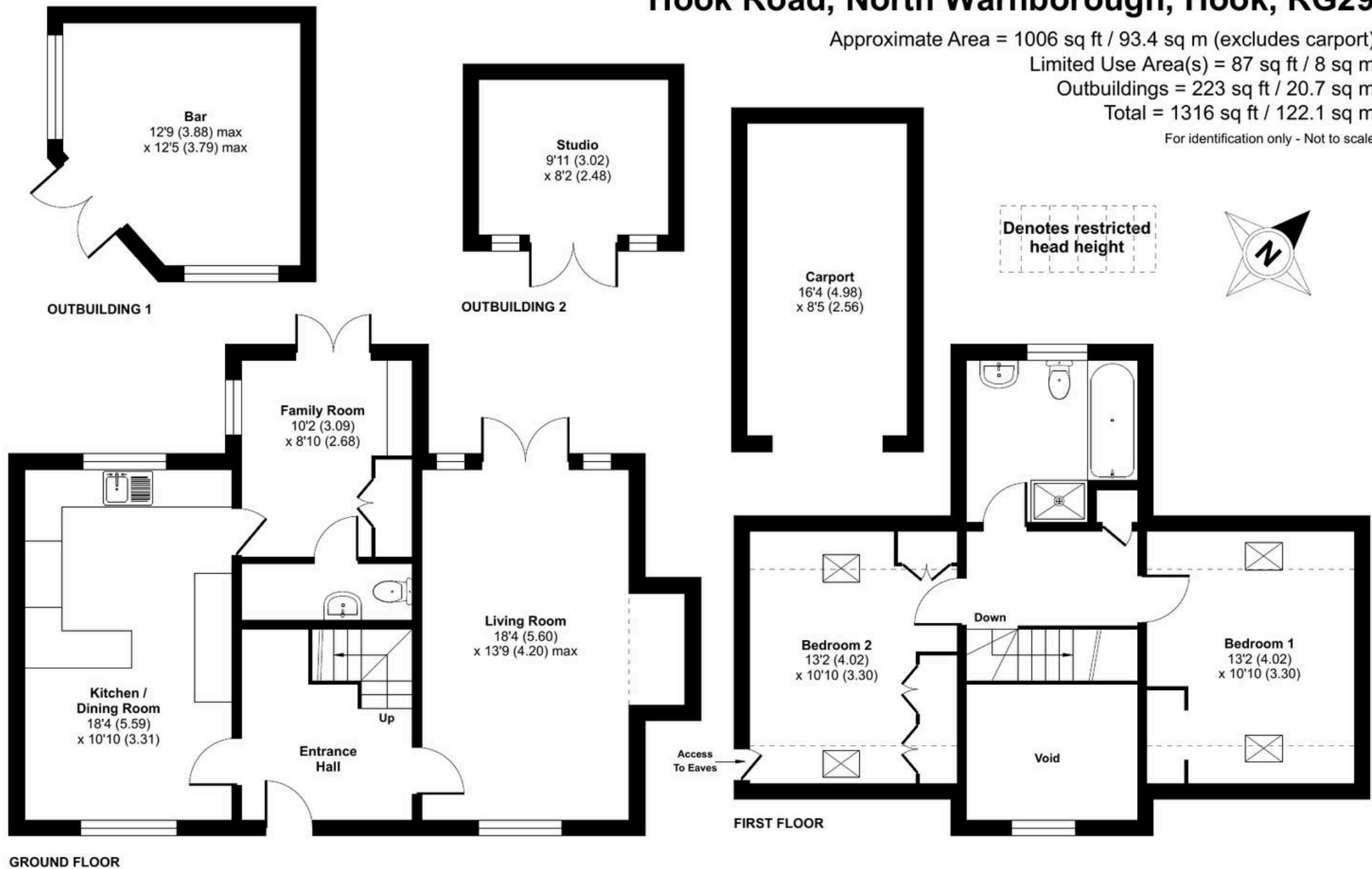
Approximate Area = 1006 sq ft / 93.4 sq m (excludes carport)

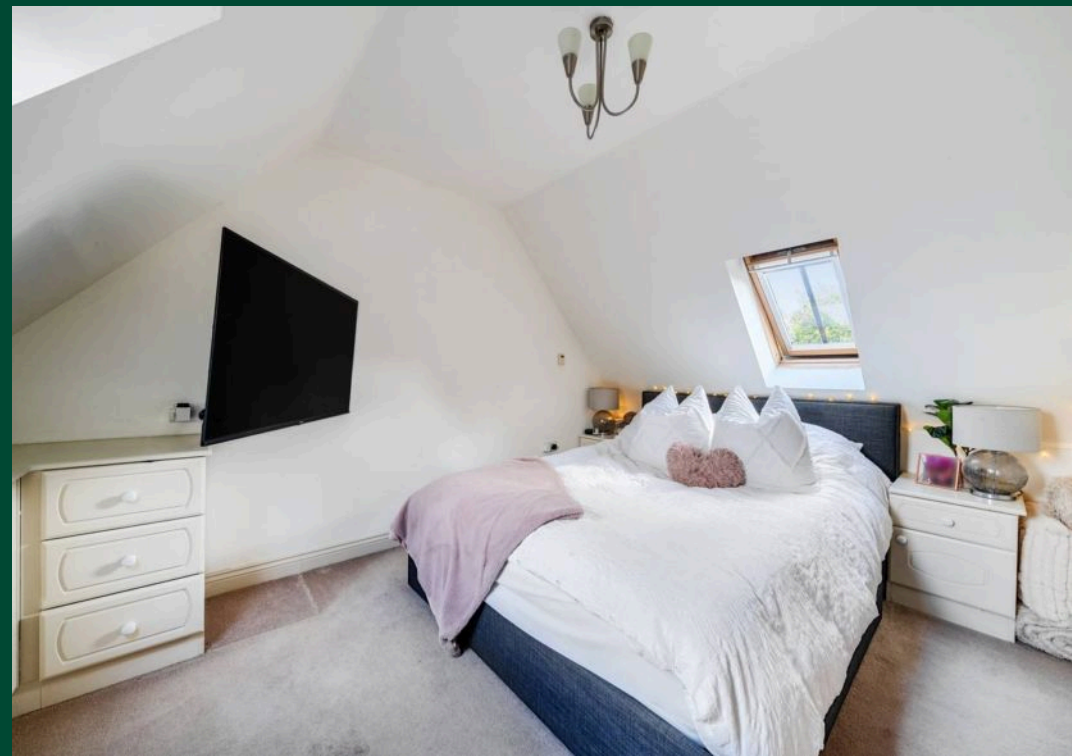
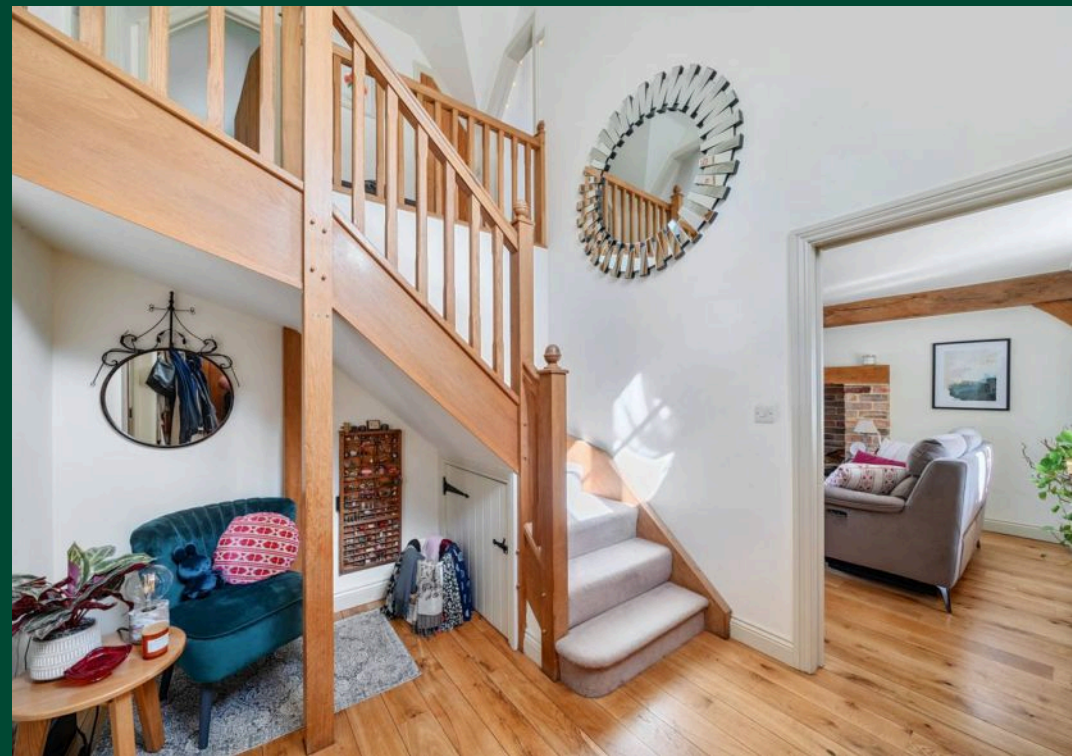
Limited Use Area(s) = 87 sq ft / 8 sq m

Outbuildings = 223 sq ft / 20.7 sq m

Total = 1316 sq ft / 122.1 sq m

For identification only - Not to scale











McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • odiham@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.