



Gaston Lane, South Warnborough

McCarthy
Holden

Guide Price £665,000



Gaston Lane

South Warnborough,

This charming Grade II listed, three-bedroom cottage, is nestled in the sought-after village of South Warnborough, blending period charm with modern comfort.

Council Tax band: D

Tenure: Freehold

- Village Location
- Three Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Garden
- Double Garage and Driveway





This charming Grade II listed, three-bedroom cottage, is nestled in the sought-after village of South Warnborough, effortlessly blending period charm with modern comfort. With many original features such as exposed beams and brickwork, stone flooring, and an impressive inglenook fireplace, this home exudes warmth and authenticity throughout.

The inviting living room centres around a striking brick fireplace with a log-burning stove, creating a cosy focal point. This leads through to a further versatile reception room, ideal as a family room, dining room, or ground-floor bedroom.

The spacious kitchen/breakfast room is well appointed with a range of fitted units and partially integrated appliances. Patio doors open onto a paved patio overlooking the rear garden, perfect for entertaining.

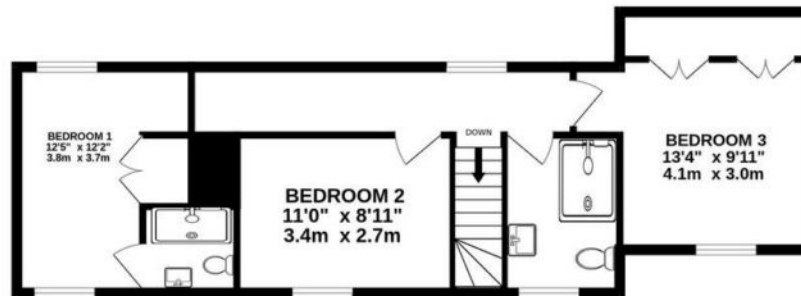
Upstairs, there are three well-proportioned bedrooms. The main bedroom features an en-suite shower room and a built-in wardrobe, while the second bedroom also benefits from fitted storage. A stylish family bathroom includes a separate shower.

Outside, there is a private enclosed garden with mature planting and a substantial paved patio area. A gated gravel driveway provides ample parking and leads to a detached wooden-framed double garage.

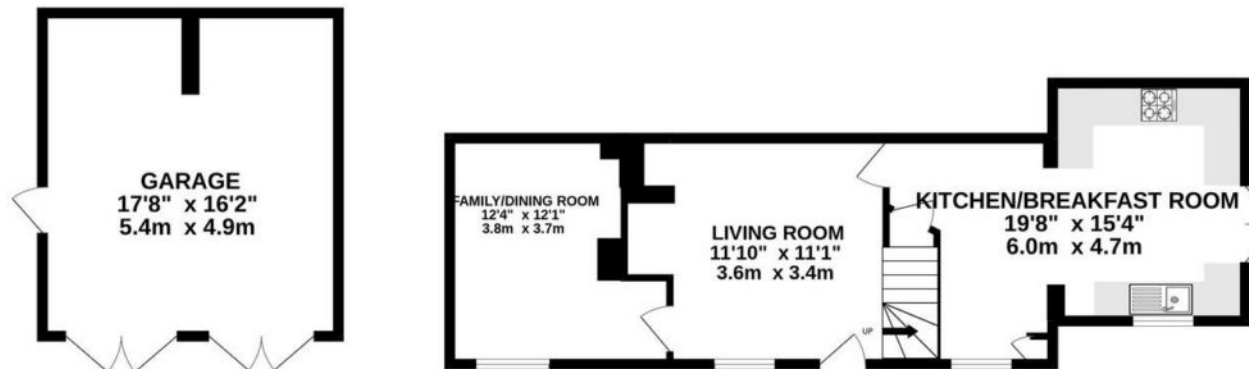




1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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