



The Street, North Warnborough

McCarthy
Holden

Guide Price £425,000



The Street

North Warnborough,

This well-presented two bedroom Grade II listed character cottage is nestled in the sought-after village of North Warnborough, offering a wealth of charm and period features throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Village Location
- Two Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Bathroom
- Garden



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Holden



This charming, well-presented two bedroom Grade II listed character cottage is nestled in the sought-after village of North Warnborough, offering a wealth of charm and period features throughout, including exposed beams, original fireplaces, and traditional latch doors.

The welcoming living room features a cosy log-burning stove, creating a warm and inviting atmosphere. The living room leads through to the fitted kitchen/breakfast room, with partially integrated appliances and double doors opening onto the pretty south-facing rear garden. A useful utility/storage area provides access to the family bathroom, with over-bath shower.

Upstairs, there are two generous bedrooms, both benefiting from built-in wardrobes and plenty of natural light.

To the rear, the enclosed cottage-style garden is mainly laid to lawn, surrounded by mature shrubs, trees, and planting, providing a private and peaceful setting. There are two patio areas at either end of the garden, ideal for entertaining or relaxing in the sunshine, as well as a handy storage area adjacent to the rear of the cottage.

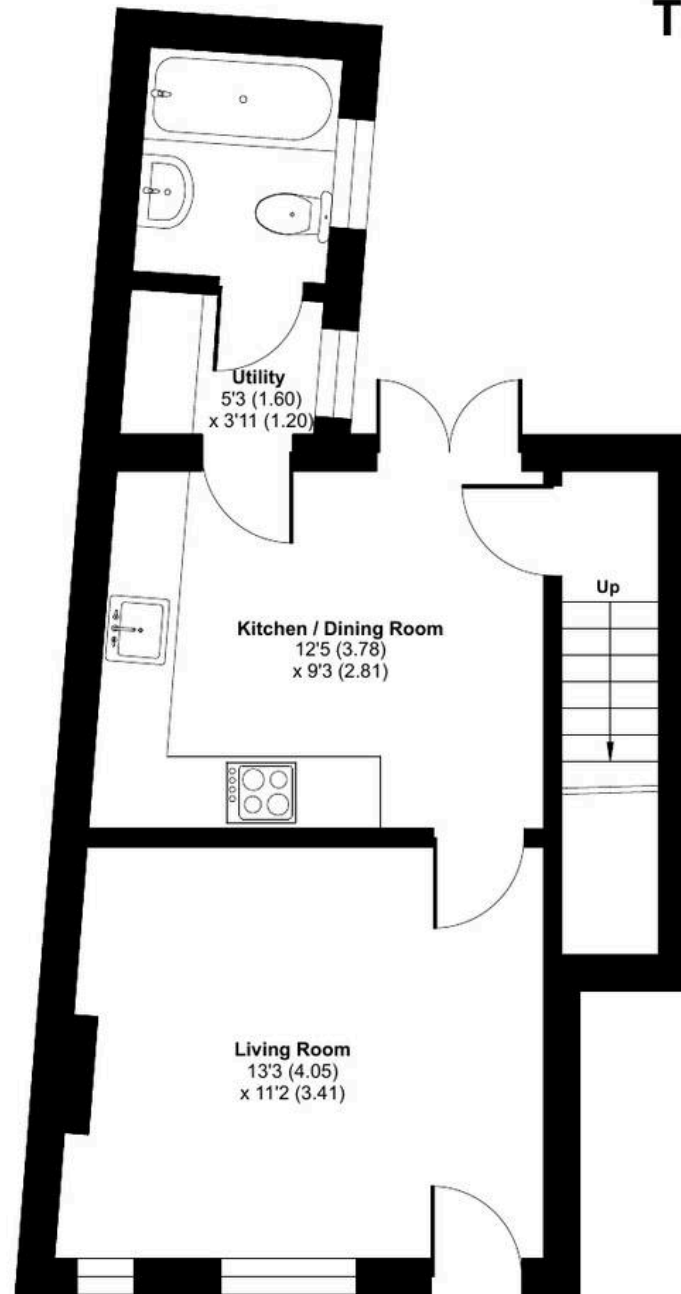
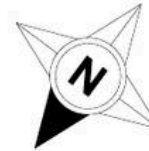




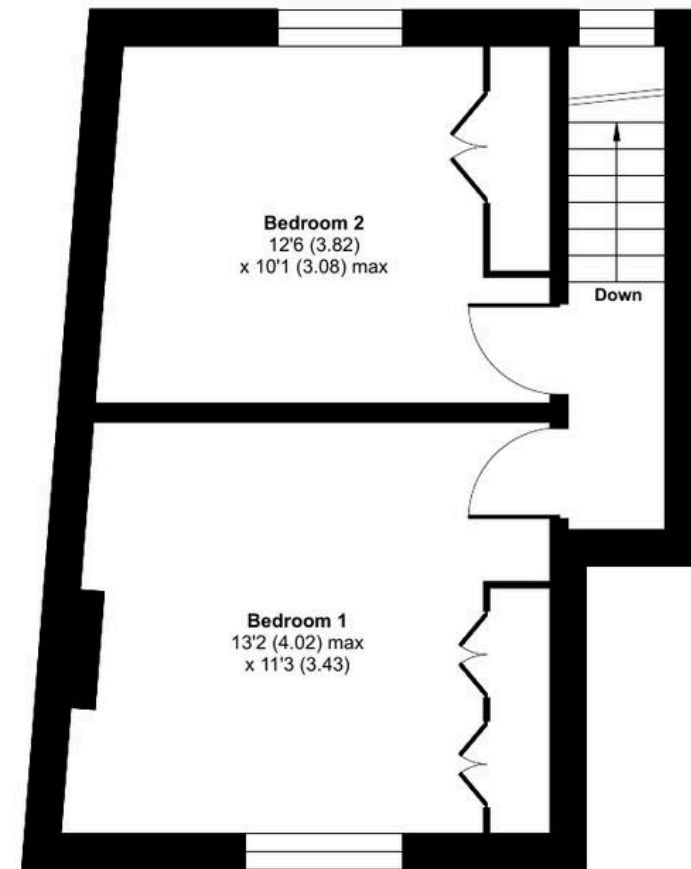
The Street, North Warnborough, Hook, RG29

Approximate Area = 683 sq ft / 63 sq m

For identification only - Not to scale



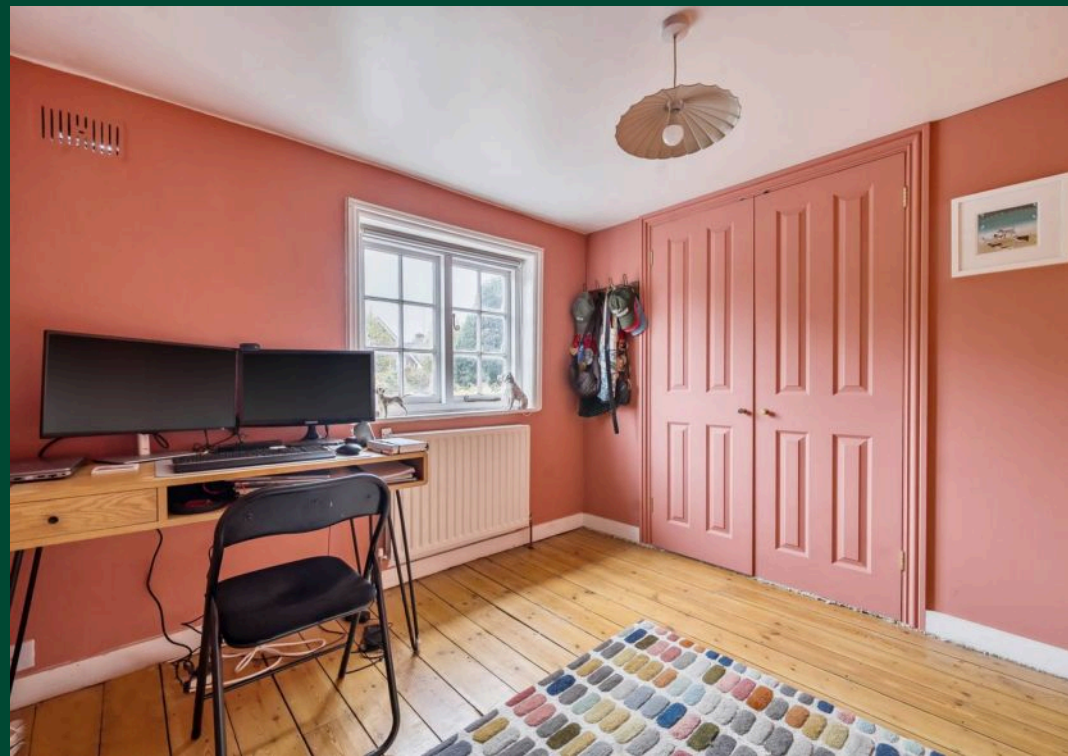
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1381647





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