



## HERON HOUSE, NORTH WARNBOROUGH

Hampshire, RG29 1JT





# FAMILY HOUSE WITH EXCELLENT ACCOMMODATION

A spacious family home including an annexe, with generous living areas, high ceilings and flexible accommodation across all levels, set in about 1.43 acres in the heart of a sought after village.



4-5



3-4



5-6

EPC

C

Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas fired heating





## SITUATED IN A SEMI RURAL VILLAGE LOCATION

The entrance hall leads to spacious reception rooms perfect for family living and entertaining. The sitting room has an open fire and garden views, with a dining room and study nearby. The kitchen opens to a family room and the conservatory adds extra space with garden views. A boot room, utility room and access to the annexe complete the ground floor. The first floor has a principal bedroom with an en-suite, a guest bedroom with an en-suite and two double bedrooms with a family bathroom. The two-storey annexe offers independent living with a kitchen, sitting room, double aspect bedroom, bathroom, private terrace and independent heating.

The house is accessed via a wooden gate leading to a gravel driveway with ample parking and a double garage. Above the garage is a versatile room with a WC. The garden has lawns, mature trees, borders, a terrace for al-fresco dining and a stream leading to the River Whitewater.

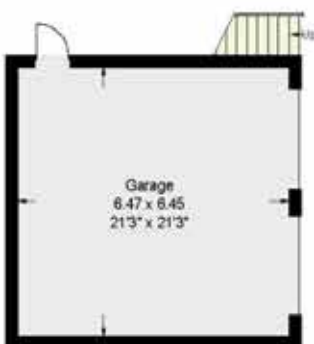
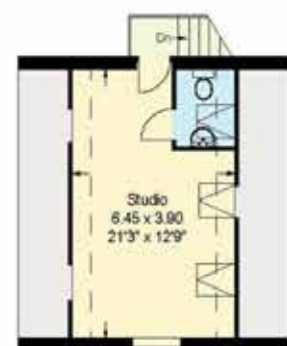












- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space

Approximate  
Gross Internal Floor Area  
House: 371sq.m. or 3993sq.ft.  
(Inc. Annexe)  
Studio: 19sq.m. or 205sq.ft.  
Garage: 42sq.m. or 452sq.ft.  
**Total: 432sq.m. or 4650sq.ft.**



Annexe  
First Floor

First Floor



Annexe  
Ground Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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