



North Warnborough

Hook

McCarthy
Holden



1 Albion Yard Hook Road

North Warnborough, Hook

A beautifully presented three-bedroom semi-detached home, built in 2014, offers stylish, contemporary living with a flexible open-plan layout in the desirable village of North Warnborough.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Village Location
- Open Plan Kitchen/Dining/Living Room
- Two Bathrooms
- Utility Room
- Garden
- Parking & Garage



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Situated in the highly sought-after village of North Warnborough, this beautifully presented three-bedroom semi-detached home, built in 2014, offers stylish, contemporary living with a flexible open-plan layout.

The ground floor features a spacious entrance hall, a downstairs cloakroom, and a utility room, all benefiting from underfloor heating and complemented by quality oak internal doors. The impressive open-plan kitchen, dining and living area, is finished to a high specification. Flooded with natural light from its part-vaulted ceiling, French doors and bi-fold doors open seamlessly onto the private rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of integrated Neff appliances and granite worktops.

Upstairs, the principal bedroom enjoys attractive views across the rear garden and adjoining fields, along with a vaulted ceiling, built-in wardrobes and a stylish en-suite shower room. Two further bedrooms also benefit from built-in wardrobes and are served by a modern family bathroom.

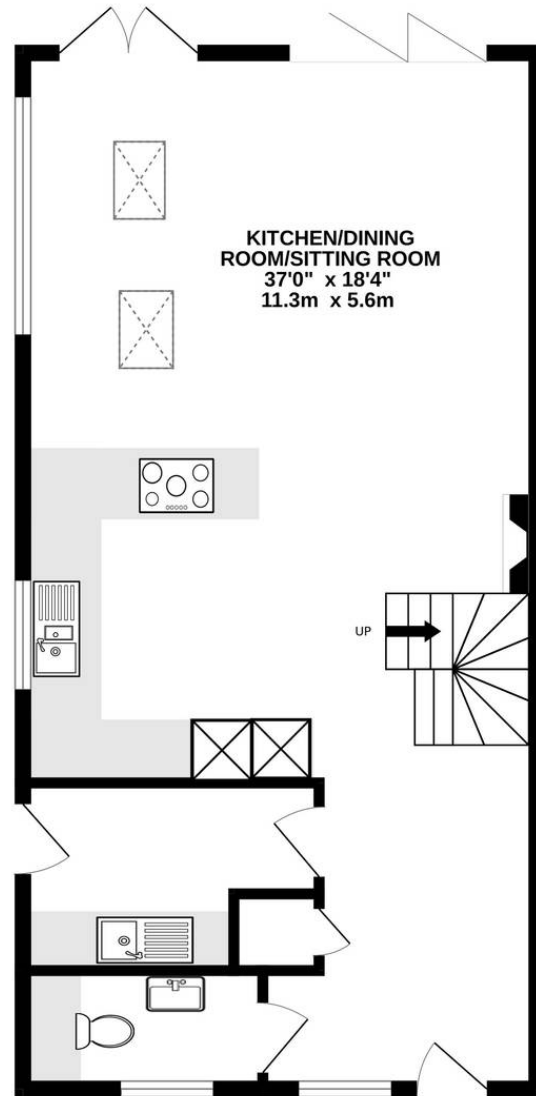
Externally, the property has parking for up to three vehicles to the front, together with a separate garage. The enclosed rear garden is predominantly laid to lawn and features a generous patio area, perfect for outdoor entertaining, complemented by well-established flower and shrub borders that provide colour and interest throughout the seasons.

North Warnborough is a charming village in northeast Hampshire, ideally positioned near the neighbouring communities of Odiham, Hook, and Winchfield. Local amenities include a convenient general store within the village garage, while the well-regarded Mill House public house is just a short distance away.

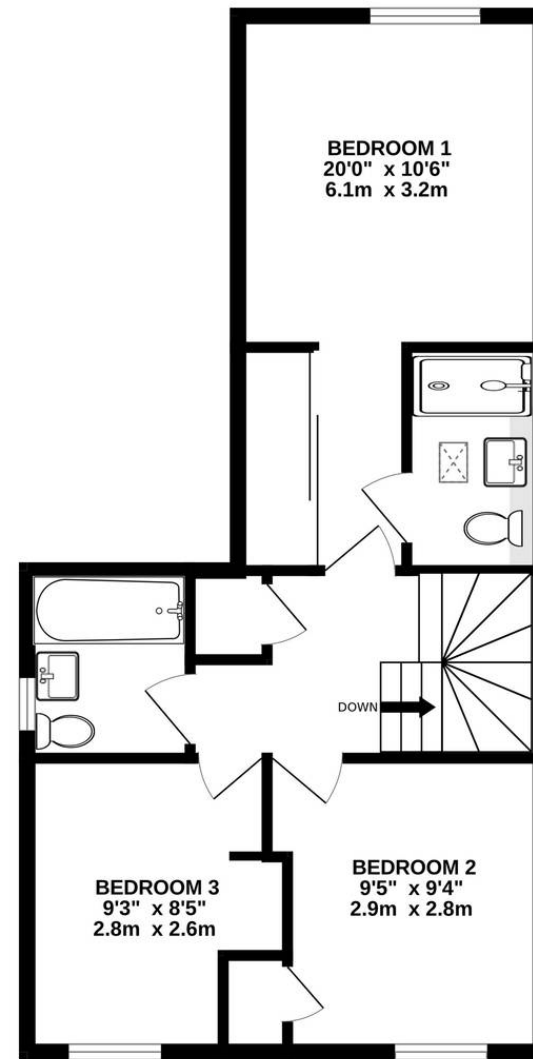




GROUND FLOOR



1ST FLOOR







McCarthy Holden Odiham

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