



Froyle Lane, South Warnborough

McCarthy  
Holden

Guide Price £1,175,000



## Old Garden House, The Walled Gardens Froyle Lane,

South Warnborough,

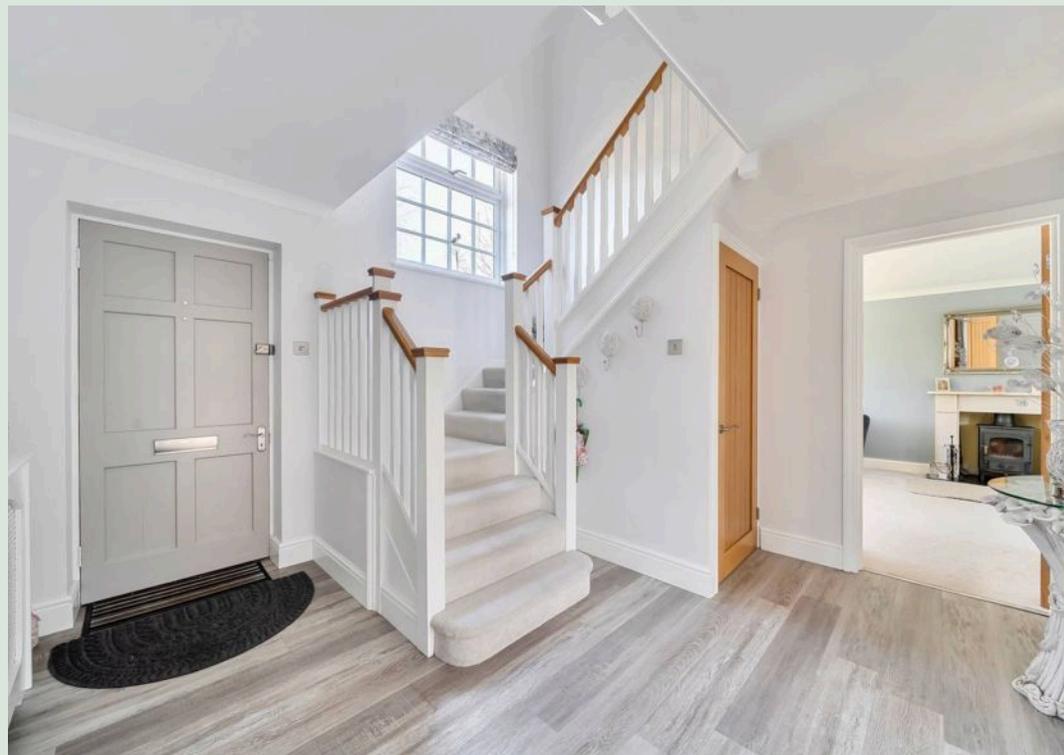
A beautifully appointed four-bedroom family home situated in the highly desirable village of South Warnborough, tucked away in a no-through road. Offered to the market with no onward chain.

Council Tax band: G

EPC Energy Efficiency Rating: D

- Village Location with No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Kitchen/Dining room
- Living Room
- Study
- Utility Room
- Wrap around Garden
- Double Integral Garage & Driveway Parking





This beautifully appointed four-bedroom family home is situated in the highly desirable village of South Warnborough, tucked away in a no-through road. Old Garden House has been tastefully updated and modernised to an exceptional standard by the current owners, offering flexible and stylish family living throughout. The property is offered to the market with no onward chain.

You are welcomed into a spacious entrance hallway with cloakroom. The elegant living room features a charming log-burning fireplace and doors opening onto the delightful rear garden.

A separate study provides the ideal space for home working, while the heart of the home is undoubtedly the stunning open-plan kitchen/dining room. This impressive space is fitted with integrated appliances, a breakfast bar, and doors leading out to a generous patio overlooking the garden, perfect for indoor-outdoor entertaining. A well-equipped utility room offers additional storage and appliance space, along with access to the integral double garage.

There is also a further reception room, currently used as a playroom, which could equally serve as an additional bedroom if required.

Stairs rise to a light-filled galleried landing with a striking picture window. There are four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite wet room. One of the bedrooms is currently arranged as a dressing room. A contemporary family bathroom with an over-bath shower completes the accommodation, along with access to loft storage.

Externally, the property continues to impress. The enclosed rear walled garden is mainly laid to lawn and provides a delightful outdoor retreat, with patio seating and entertaining space bordered by mature shrubs, trees, and planting. The garden wraps around to the front of the property, enhancing the sense of space and privacy.

To the front, a gravel driveway provides parking for several vehicles and leads to the integral double garage, which benefits from lighting and an electric door.







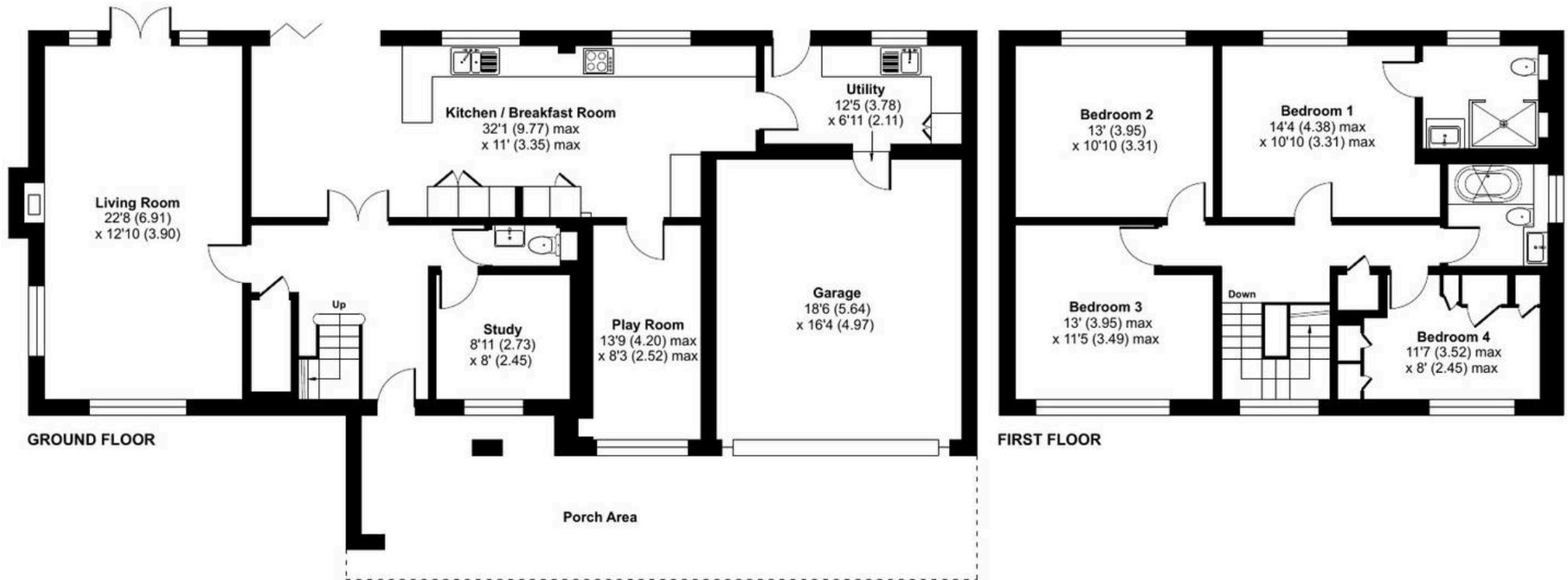
# Froyle Lane, South Warnborough, Hook, RG29

Approximate Area = 1870 sq ft / 173.7 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 2155 sq ft / 200.1 sq m

For identification only - Not to scale





## McCarthy Holden Odiham

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