



Gaston Lane, South Warnborough

McCarthy
Holden 



6 Tigwells Field, Gaston Lane, South Warnborough

Situated within the sought after village of South Warnborough, this well presented four bedroom detached family home offers spacious and flexible accommodation throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Four Bedrooms
- Separate Bathroom and Ensuite
- Living room
- Dining room
- Study/Fifth Bedroom
- Generous South Facing Garden
- Driveway with Detached Double garage





Situated within the heart of the sought after village of South Warnborough, this well-presented four-bedroom detached family home is located on a peaceful no through road. The property is light and bright offering spacious, flexible accommodation throughout. With an opportunity to extend, previous planning approval was granted for a side and rear extension plus additional garage space creating a triple garage. Planning ref no: 08/00496/FUL.

A welcoming entrance hall provides access to the downstairs cloakroom, sitting room and separate dining room. The light and airy sitting room features a charming log burner and opens through to the dining room, creating an ideal space for entertaining. Patio doors from the dining room lead out to the rear garden. The kitchen overlooks the garden and is fitted with a range of units, integrated appliances and additional space for freestanding appliances. A further reception room offers a versatile space, ideal for home working or a fifth bedroom.

A feature picture window fills the landing with lots of natural light. There are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room. The three remaining bedrooms are served by the family bathroom. Additional features include an airing cupboard and practical storage cupboard.

To the rear, is a generous, well-presented, private south-facing garden, mainly laid to lawn, complemented by established flower beds, shrubs, and mature trees. A patio area provides an ideal space for al fresco dining. There is convenient side access from the garden to the front of the property.

To the front, a generous driveway with ample parking for several vehicles leads to a double detached garage equipped with power and lighting.





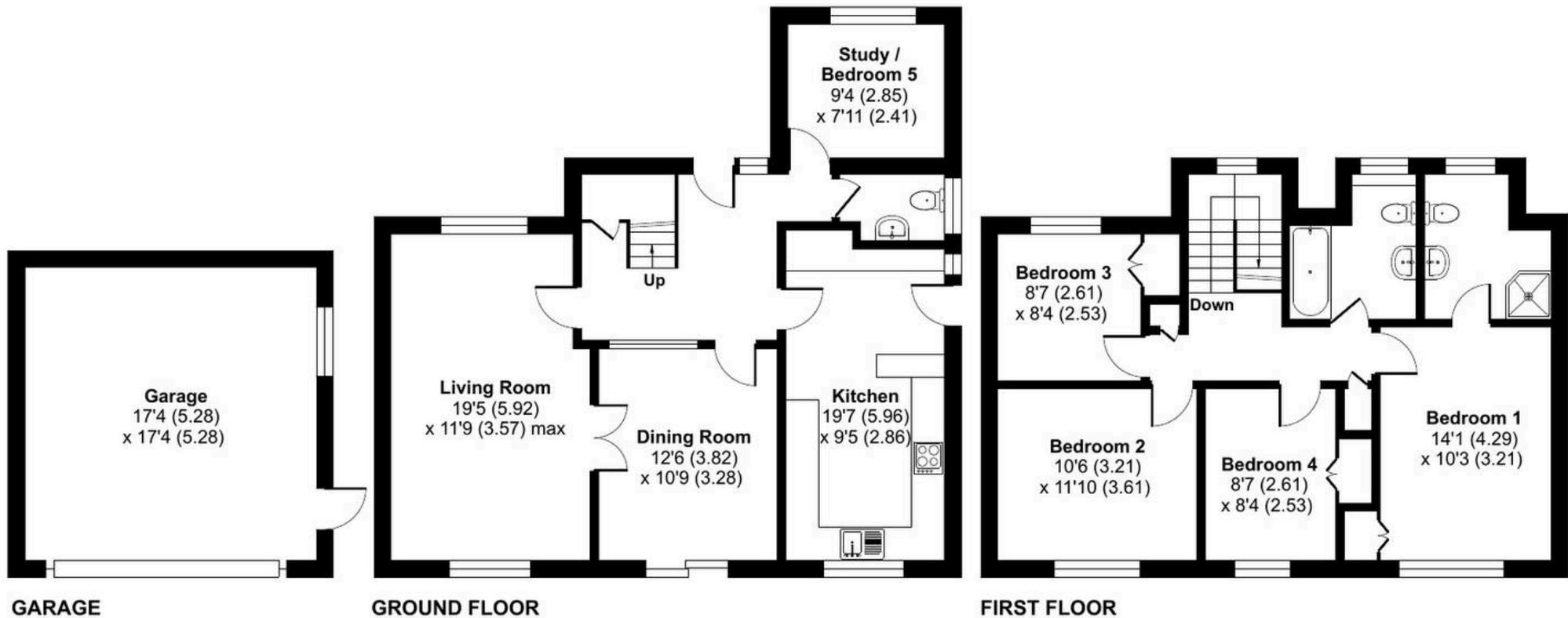
Gaston Lane, South Warnborough, Hook, RG29

Approximate Area = 1486 sq ft / 138 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1786 sq ft / 165.8 sq m

For identification only - Not to scale







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