



The Street, North Warnborough

McCarthy  
Holden

Guide Price £350,000



## 4 Malthouse Cottages, The Street, North Warnborough,

This well-presented two-bedroom terraced character cottage is situated in the sought-after village of North Warnborough.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Village Location
- Two bedrooms
- Living Room
- Kitchen with Rayburn AGA
- Log burner and feature fireplace
- Wooden floors and exposed beams
- Jack and Jill bathroom





Situated in the village of North Warnborough 4 Malt House Cottages is a beautifully presented two-bedroom character terraced property with exposed beams and wooden floors.

The property is entered via a cosy and inviting reception room, where a fire place with log burner creates a warm focal point and welcoming atmosphere. This leads through to a well-appointed kitchen featuring a traditional butler sink and Rayburn AGA, with space for freestanding appliances. From here, there is direct access to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Stairs lead from the living room to a landing area. Upstairs there are two well-proportioned bedrooms, with the main bedroom benefitting from fitted wardrobes, served by a Jack and Jill bathroom which includes a corner bath with an overhead shower.

Externally, the south facing garden is accessed directly from the kitchen onto a pleasant patio area, an ideal spot for outdoor dining or relaxing in the sunshine while overlooking the garden. The patio leads onto a lawned area and a further seating space, perfect for entertaining. At the far end of the garden, there is a wooden shed along with an additional area with two outbuildings offering further storage.





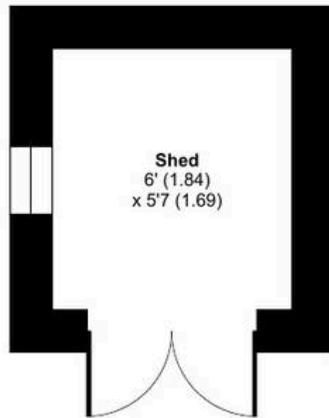
# The Street, North Warnborough, Hook, RG29

Approximate Area = 488 sq ft / 45.3 sq m

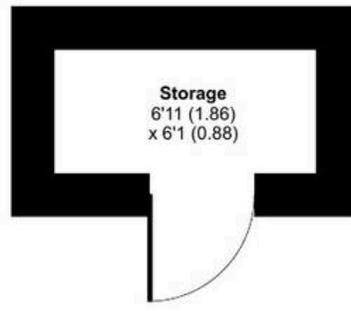
Outbuildings = 67 sq ft / 6.2 sq m

Total = 555 sq ft / 51.5 sq m

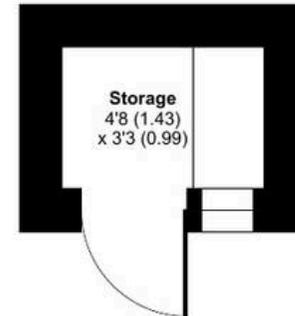
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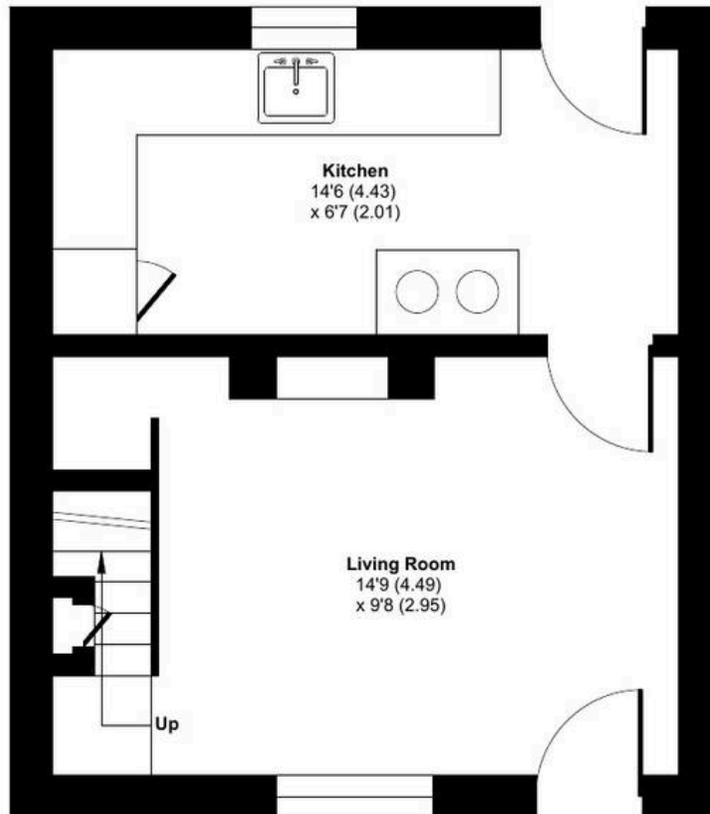
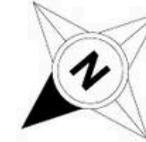
OUTBUILDING 1



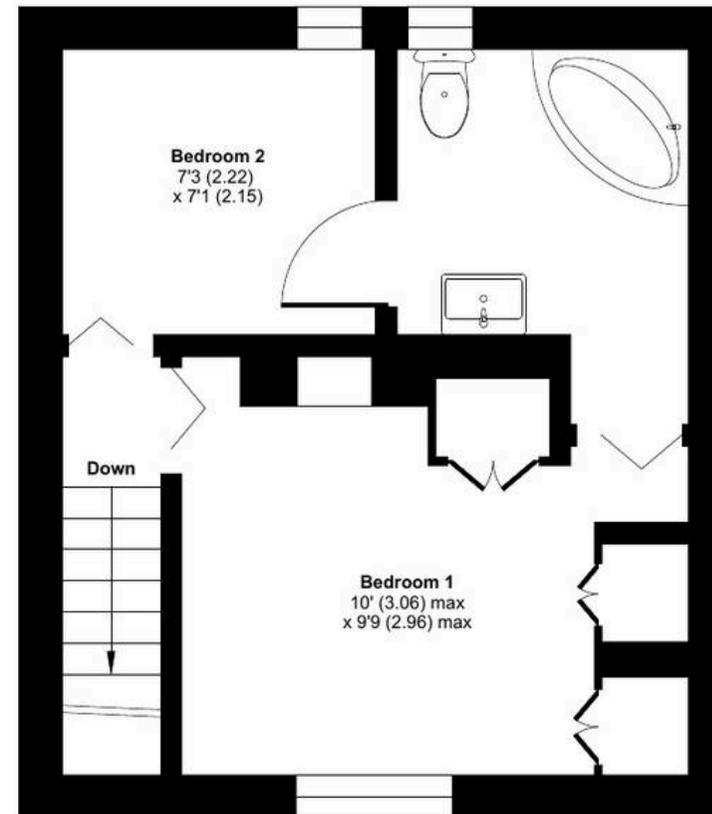
OUTBUILDING 2



OUTBUILDING 3



GROUND FLOOR



FIRST FLOOR







## McCarthy Holden Odiham

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.