



Selbon

Simply Different

The Green, North Warnborough, Hook,
Hampshire, RG29 1HQ
Guide price £185,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Auction Date Thursday 8th October 2026
- Auction Pack Available On Request
- Two Reception Rooms
- Sought After Location
- Close Proximity of Basingstoke Canal
- Buyers Fee Applies
- In Need of Modernisation
- No Onward Chain
- Close Proximity of Odiham High Street
- Pre-Auction offers considered

****Guide Price - £185,000****

**** For sale by online auction ** Pre-Auction offers considered ****

**** Auction Date Thursday 8th October 2026****

* Please note this property is being sold under the modern method of auction. Please see Whoobid's website for terms & conditions - *

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached cottage which is situated within the sought after village of North Warnborough. In need of extensive modernisation this property benefits from an enclosed rear garden, scope to extend STPP, two reception rooms and no onward chain.

****Agent Note - Cash Buyers - Please note the following has been highlighted from a survey at this property -**

- Spray Foam Insulation has been located in the loft.
- Suspected Subsidence.
- Damp

Accommodation comprises of an entrance hall which opens into the light and airy living room which offers exposed beams, inglenook fireplace and access to the first floor. Next to the living room the downstairs bathroom can be found which offers a sink, toilet and bath. The kitchen is situated within the middle of the house and offers a range of appliances and plenty of storage. The accommodation on the ground floor is finished with the dining room which overlooks the rear garden with direct access through a set of French doors.

On the first floor there are two generous bedrooms with the main bedroom benefiting from built in storage space. Both bedrooms also offer wonderful views.

Outside the private enclosed courtyard garden offers a patio area, a mixture of flowers, shrub beds and a useful storage shed. Within the garden a gate gives access to the rear of the property and outside the front you have a small seating area with wonderful views over open space.

Parking spaces could be available to rent by arrangement with a local landowner.





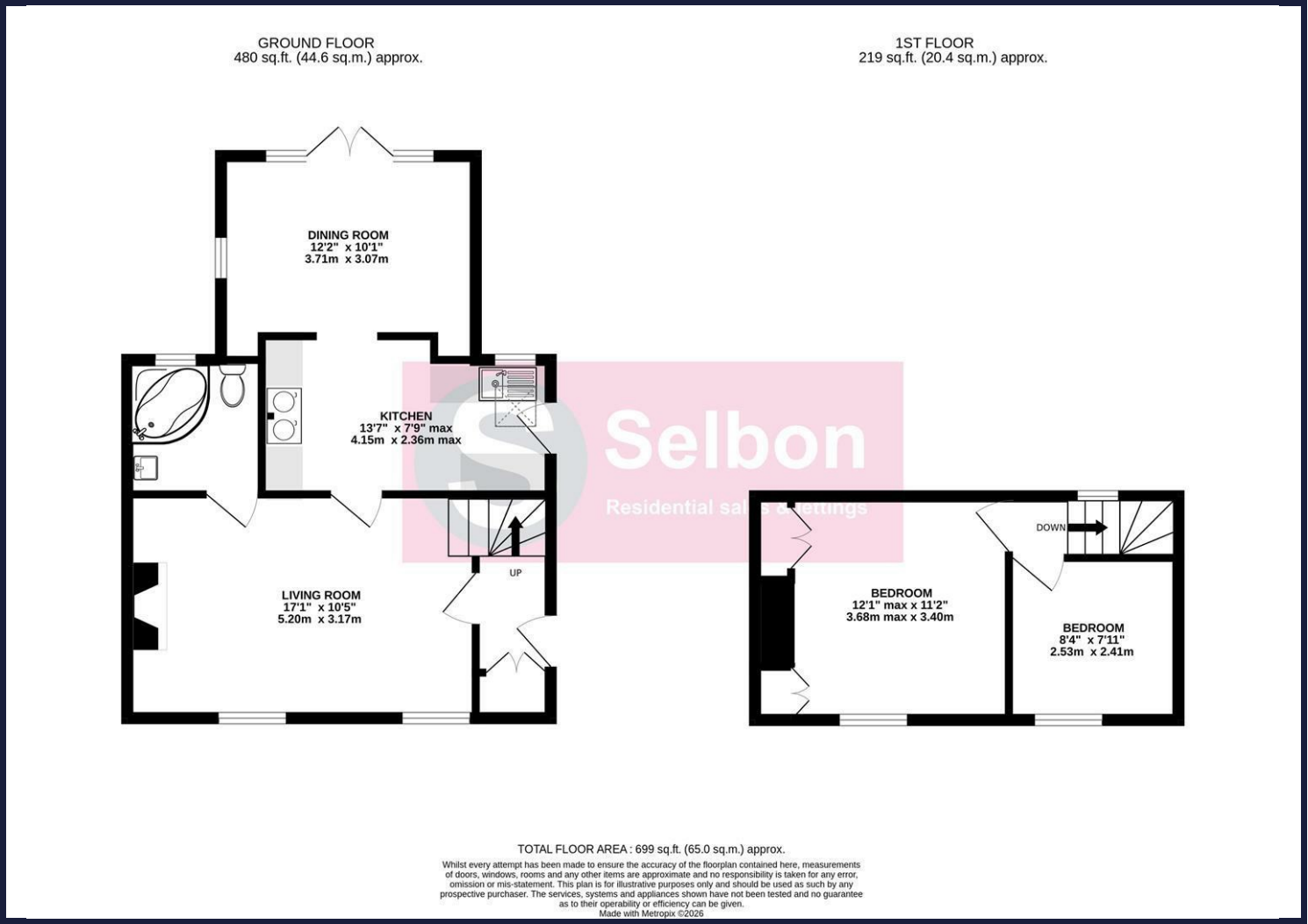








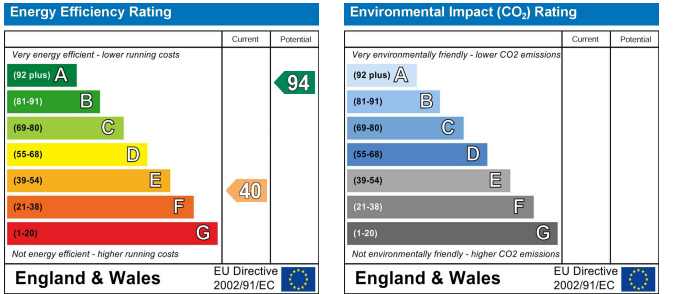
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D