



Fratton House The Street, North Warnborough

Hook

McCarthy
Holden



Fratton House The Street

North Warnborough, Hook

A well-proportioned four-bedroom detached family home set in the desirable village of North Warnborough. Occupying a plot of approximately 0.2 acres, enjoying attractive views over the fields beyond. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 Bedrooms
- 3 Bathrooms
- Living/Dining room
- Kitchen/Breakfast room
- Electric Fireplace
- Drive way parking
- Garage
- Garden



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This well-proportioned four-bedroom detached family home is set in the heart of the desirable village of North Warnborough. Occupying a plot of approximately 0.2 acres, enjoying lovely views over the fields beyond.

You are welcomed into a spacious hallway that leads into the bright living room, featuring a bay window and electric fireplace. Double doors open into the conservatory, which overlooks the rear garden. There is an additional reception room with a bay window—currently used as a family room but equally suited as a formal dining room. To the rear of the property is a well-equipped kitchen/breakfast room with integrated appliances. The adjoining utility/cloakroom is accessed from the kitchen and provides internal access to the garage.

Upstairs, there are four good-sized bedrooms, two of which benefit from built-in wardrobes. The main bedroom features its own en-suite bathroom, and a separate fitted shower room serves the remaining bedrooms.

The rear garden is fully enclosed and mainly laid to lawn, complemented by mature flower beds and shrubs. A terraced area provides an ideal space for seating and outdoor entertaining. To the front, a private driveway offers parking for several vehicles and leads to a single garage fitted with electrics and lighting.

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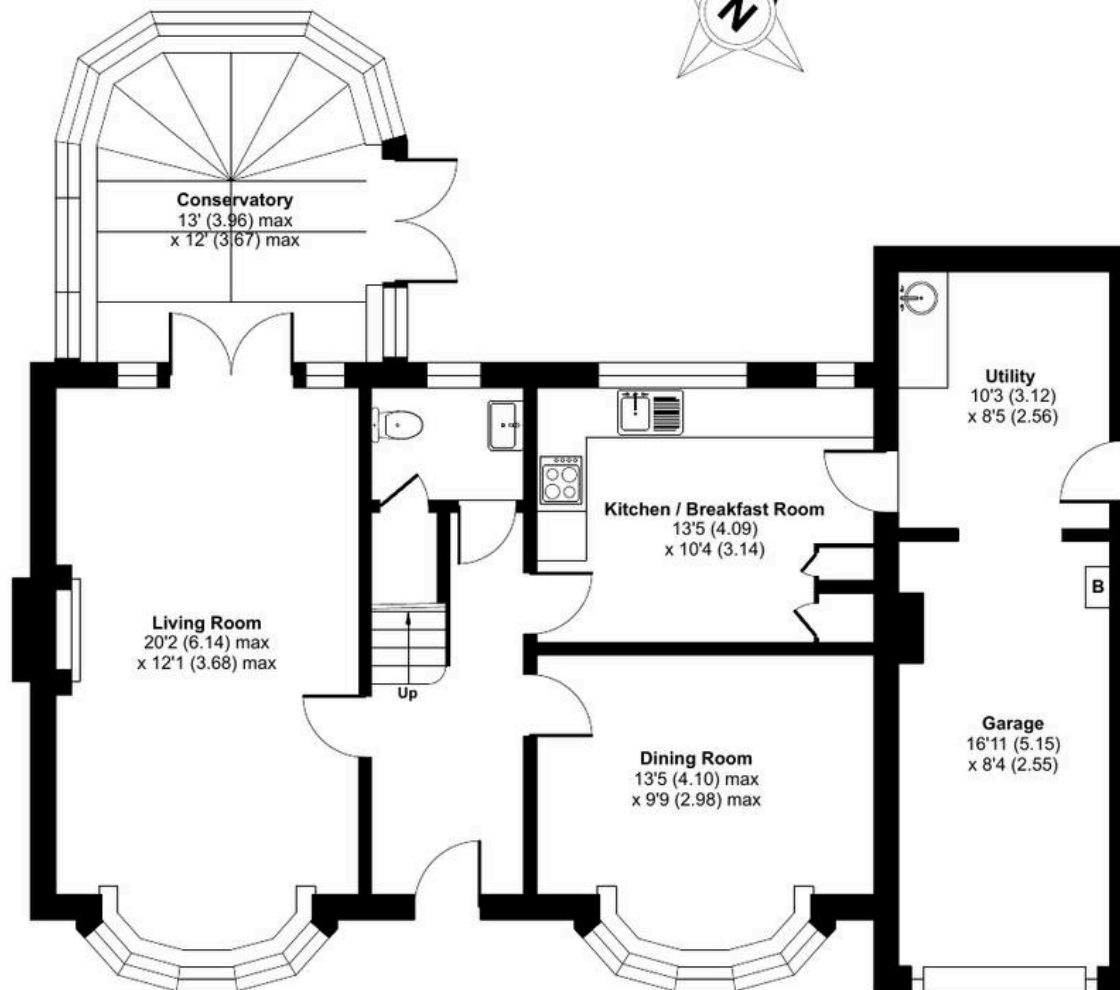
The Street, North Warnborough, Hook, RG29

Approximate Area = 1640 sq ft / 152.3 sq m

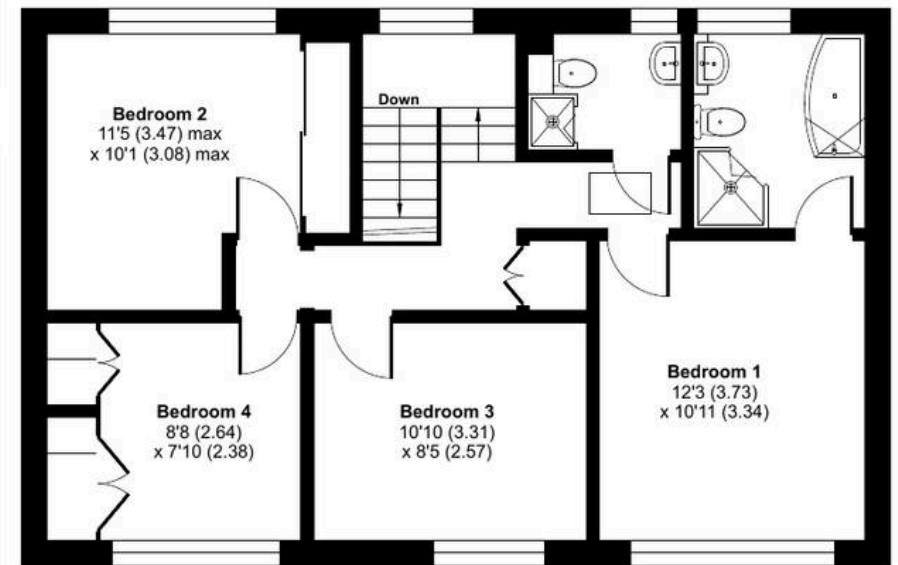
Garage = 142 sq ft / 13.1 sq m

Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







McCarthy Holden Odiham

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