

South Warnborough, Hampshire  
Four/Five Bedroom Detached House



# Millbrook, 1 Street Meadow, South Warnborough, Hampshire, RG29 1RD

Property	Lower Ground Floor	Location
<p>A generous and flexible detached family home set in beautiful grounds located in a cul-de-sac within the desirable village of South Warnborough.</p> <p>Benefits to the property include: four/five bedrooms, family bathroom, two shower rooms, three/four reception rooms, garden room, utility room and externally; garden, double garage, driveway parking and solar panels.</p>	<p>Stairs lead down to a generous fitted utility room with plenty of built-in storage. There is a further double bedroom, shower room and two other rooms, with one currently used as an office. The other room is also used as a second office but would make an ideal family room/bedroom and benefits from patio doors out to a second patio area and electric awning overlooking the garden.</p>	<p>The village of South Warnborough has a general store with cafe, a village hall, St Andrew's Church, recreation ground/ play park along with The Poacher Inn. More extensive shops are available in the nearby villages of Odiham and Hook providing a broad range</p>
<p>Ground Floor</p>	<p>Outside</p>	<p>of independent shops, restaurants along with day-to-day facilities including a supermarkets, post office, church, public houses, health centre and dentists.</p>
<p>You are welcomed into the spacious hallway leading through to the generous living room with feature open fireplace and doors to a sunny garden room opening out onto a patio with views over the beautiful private garden beyond.</p>	<p>To the rear of the property is a delightful, enclosed, beautifully maintained south facing garden, with mature flower borders, shrubs and trees and views across the countryside. There are two sunny patio areas ideal for entertaining and alfresco dining. The garden extends to the side of the property where there is a green house.</p>	<p>There are well regarded independent state and private schools, including Long Sutton primary school, Lord Wandsworth College, Robert May's Senior School, Alton Schools and Alton College of Further Education. The major towns of Alton, Basingstoke, Farnham, Fleet and Reading, and the M3 are a short drive away.</p>
<p>The fitted kitchen/breakfast room with integrated appliances and breakfast bar has direct access out to the garden. There is also a water softener. Next to the kitchen is a well-proportioned dining room overlooking the garden. The main bedroom has an ensuite shower room and built-in wardrobes. There are a further two double bedrooms with built-in-wardrobes, a good-sized family bathroom with over-bath shower and a cloakroom.</p>	<p>To the front of the property the garden is laid to lawn with mature shrubs and planting. There is a private driveway with parking for several cars leading to a separate generous double garage/workshop with electric doors, power/ lighting and overhead storage. There is also access directly into the back garden.</p>	<p>Tax band F and Hart is the local council.</p>

































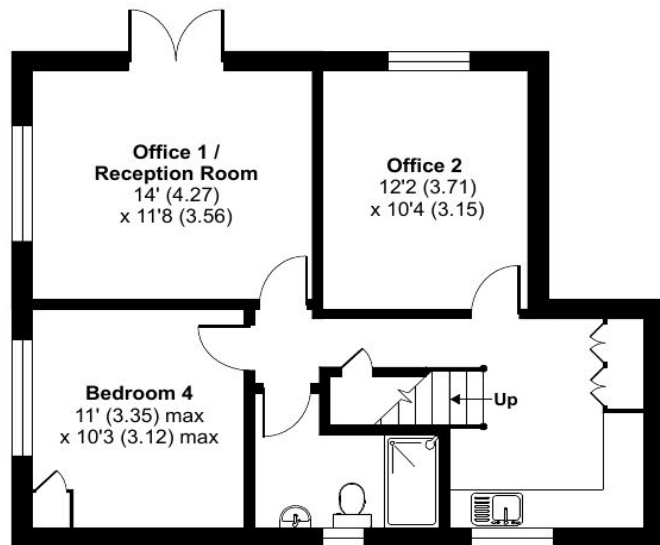
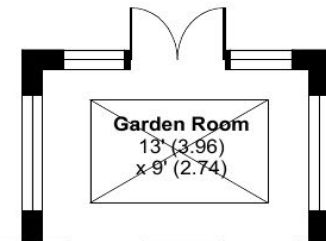
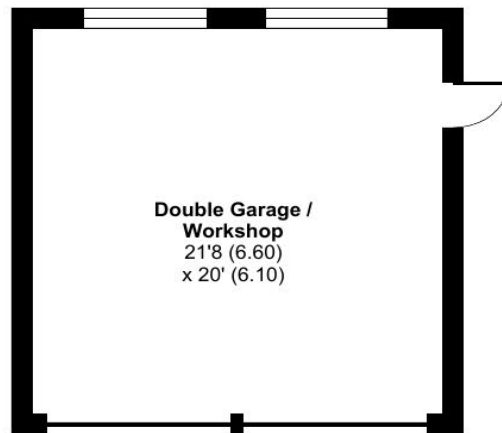
# Street Meadow, South Warnborough, Hook, RG29

Approximate Area = 2198 sq ft / 204.2 sq m

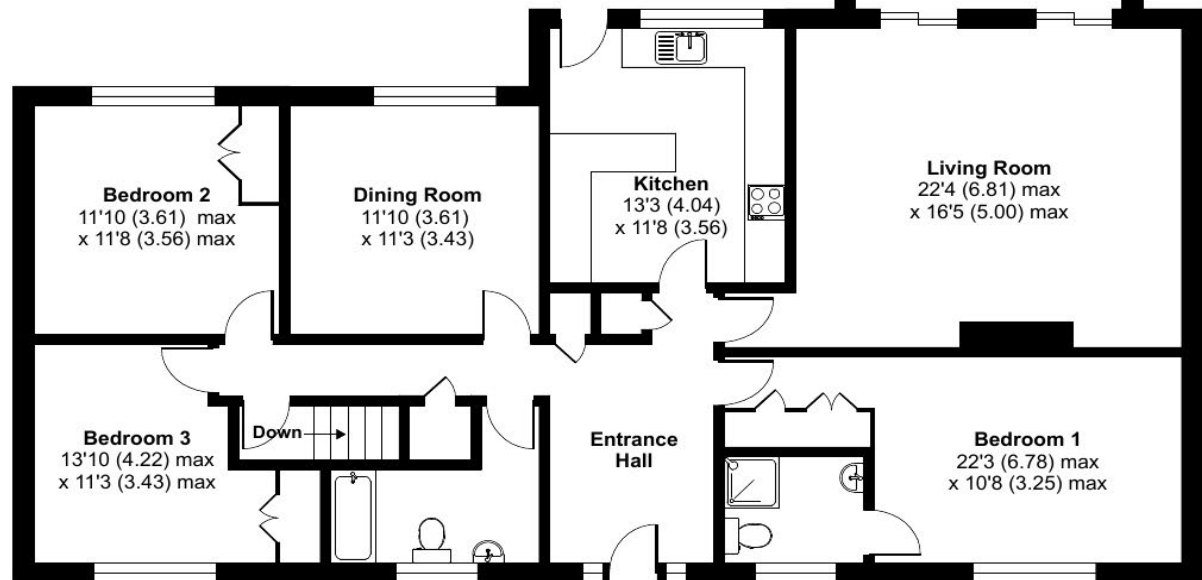
Garage = 433 sq ft / 40.2 sq m

Total = 2631 sq ft / 244.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for McCarthy Holden. REF: 981539

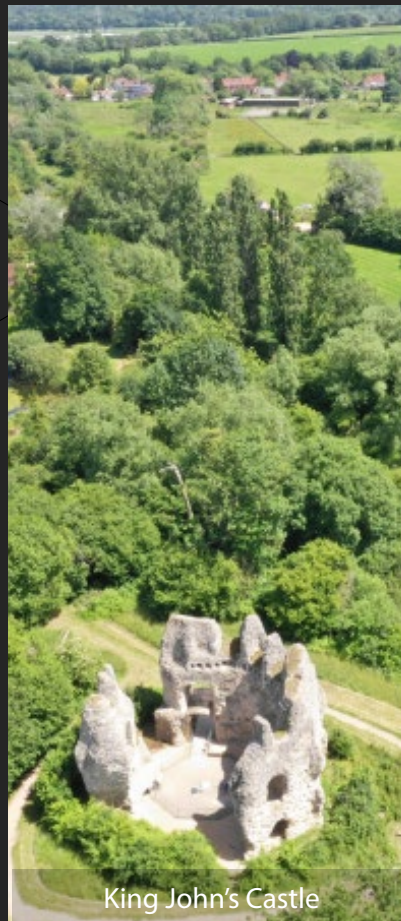
# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 5 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG29 1RD. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and septic tank.

EPC - C (76)

### Local Authority

Hart District Council  
01252 622122  
Band F

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)