



**Alton Road  
South Warnborough  
Hook  
Hampshire  
RG29**

**Offers in Excess of £715,000**

**bettermove** 

# Alton Road Hook

Bettermove are proud to present this 5 bedroom detached house in South Warnborough, available with no forward chain.

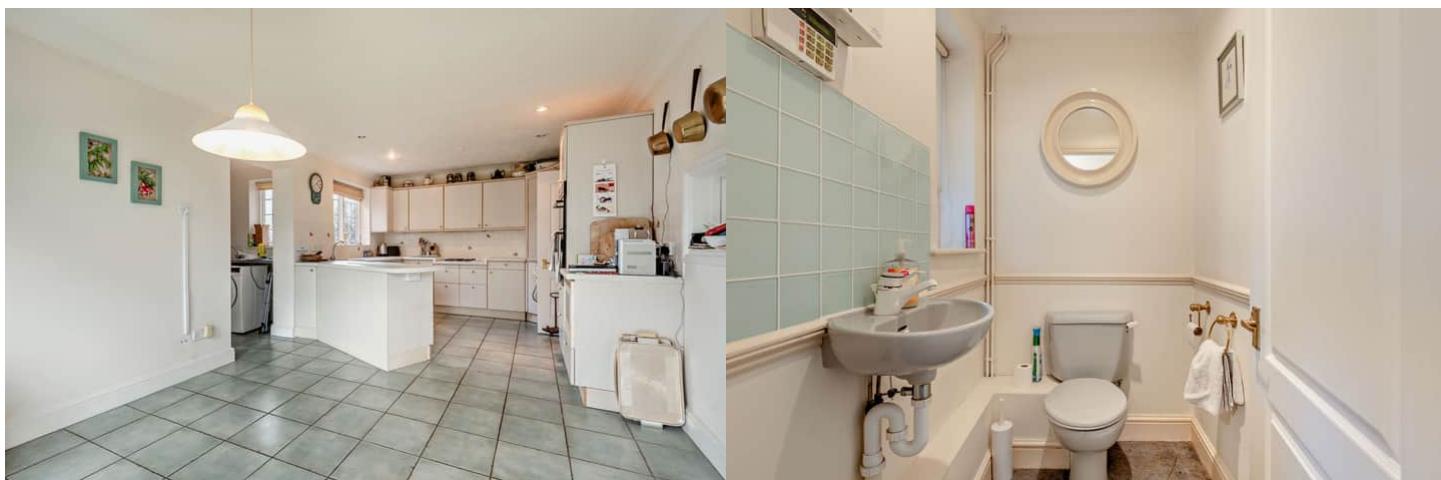
This property benefits from double glazing, and gas central heating throughout, with off road parking available via a driveway and double garage.

The council tax band is G.

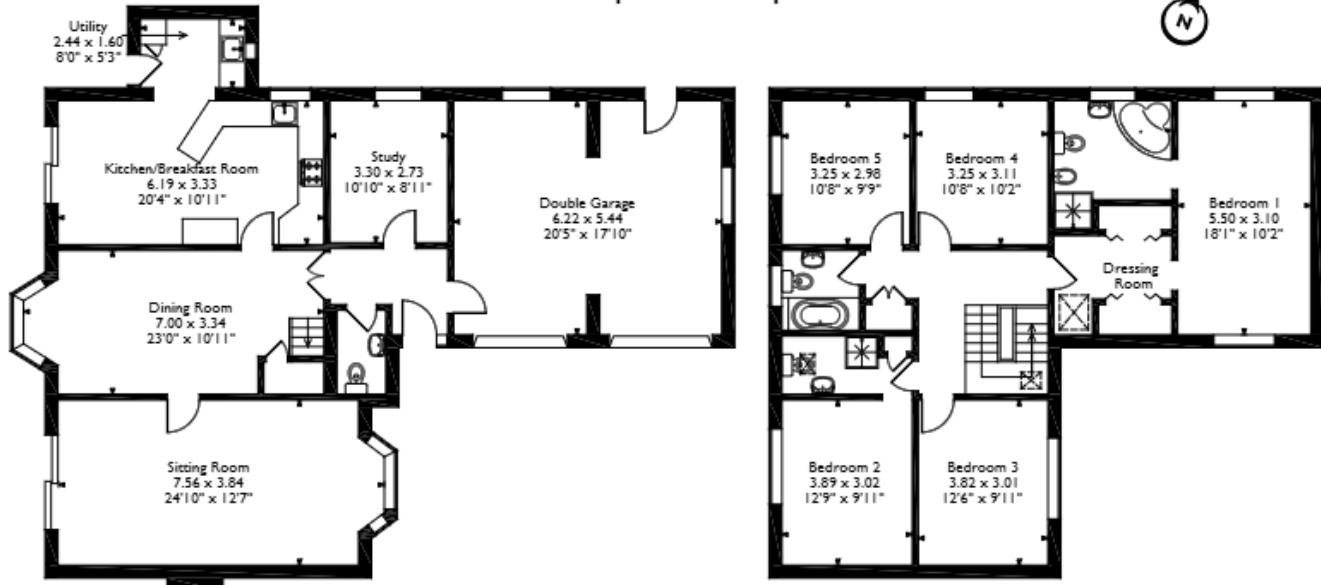
The interior of this well-presented home offers generous and versatile accommodation, with scope for modernisation throughout. The ground floor comprises a spacious living room, dining room, fitted kitchen with adjoining utility room, WC, and study, as well as internal access to the double garage. To the first floor, there are five well-proportioned bedrooms, two of which benefit from private en-suite facilities, alongside a family bathroom. The principal bedroom is further enhanced by a dressing room. Externally, the property enjoys a private rear garden featuring both patio and lawned areas, perfect for enjoying the summer months.

Located in the sought after village of South Warnborough, Hook, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Hook Train Station (4.8 miles), a variety of local bus routes, and quick access to the M3.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



**Tylers Gate, Alton Road, South Warnborough, Hook, Hampshire**  
**Approximate Gross Internal Area**  
**229 Sq M/2465 Sq Ft**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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