



**1 WEBBS COTTAGES | NORTH WARNBOROUGH**

  
**Platinum  
Homes**  
BY BRIDGES





## The Property

Situated in a private location with Highland cows openly grazing in fields directly opposite, this gorgeous semi-detached character style property boasts over 1,800 square feet in accommodation. A former Alms cottage dating back to the mid 1800's with later extensions, the accommodation is well-proportioned making it ideal for family living and entertaining.

With just four sales in the last twenty-five years, the rarity of the availability of property in this location highlights its popularity. The property is approached via a cattle grid and would perfectly suit those looking for a quiet semi-rural location - yet with local amenities and pubs within walking distance.

The ground floor benefits from a spacious entrance hall, two reception rooms, a conservatory, country style kitchen with an AGA and Butler sink, utility room, study, and downstairs shower room.

To the first floor there are four well-proportioned double bedrooms - all with built-in wardrobes. Each bedroom has beautiful countryside views with views across The Green from the front (see picture two on brochure), and field views to the rear. Also, on the first floor you'll find a spacious landing and a family bathroom with a Victorian style cast iron roll top bath.

## Outside

The rear garden is mainly laid to lawn bordered with several mature trees and shrubs. The substantial wooden decked patio area adjoining the rear of the house is perfect for outdoor entertaining. There is a garden shed, summer house, and storage tank for oil heating tucked away at the back of the garden.

There is driveway parking for several vehicles both behind and in front of the five-bar gate. There is also a pedestrian gate onto a brick pathway leading to the front door.









## Features

- Four Bedrooms
- Four Reception Rooms
- Country Style Kitchen
- 90ft Rear Garden
- Stunning Location
- Character Features
- Close to Odiham Centre
- EPC: E (54)
- Council Tax Band: D

## Contact

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# The Green, North Warnborough, Hook, RG29

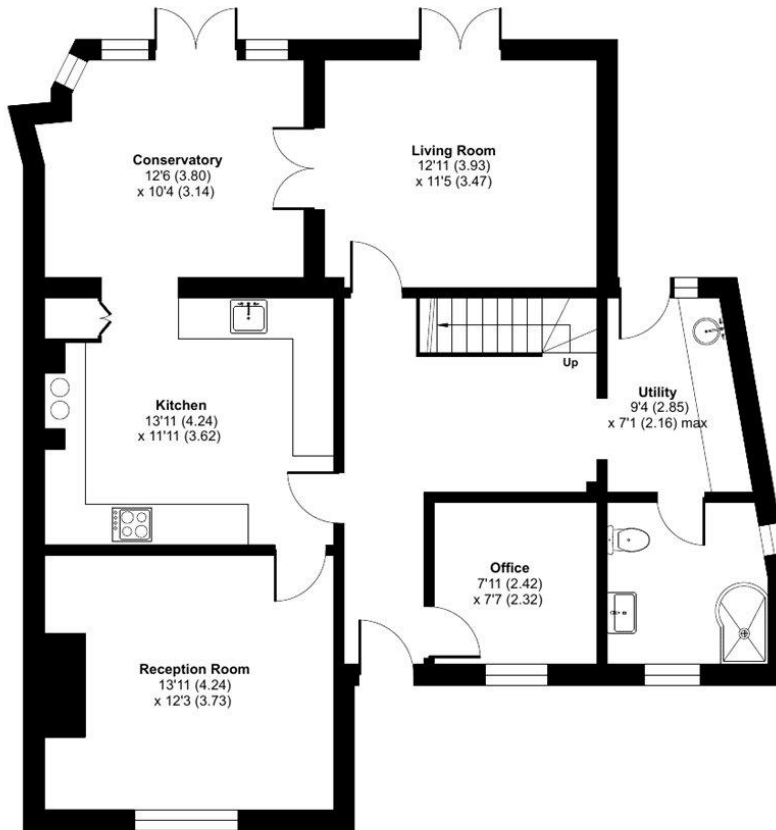
Approximate Area = 1791 sq ft / 166.3 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

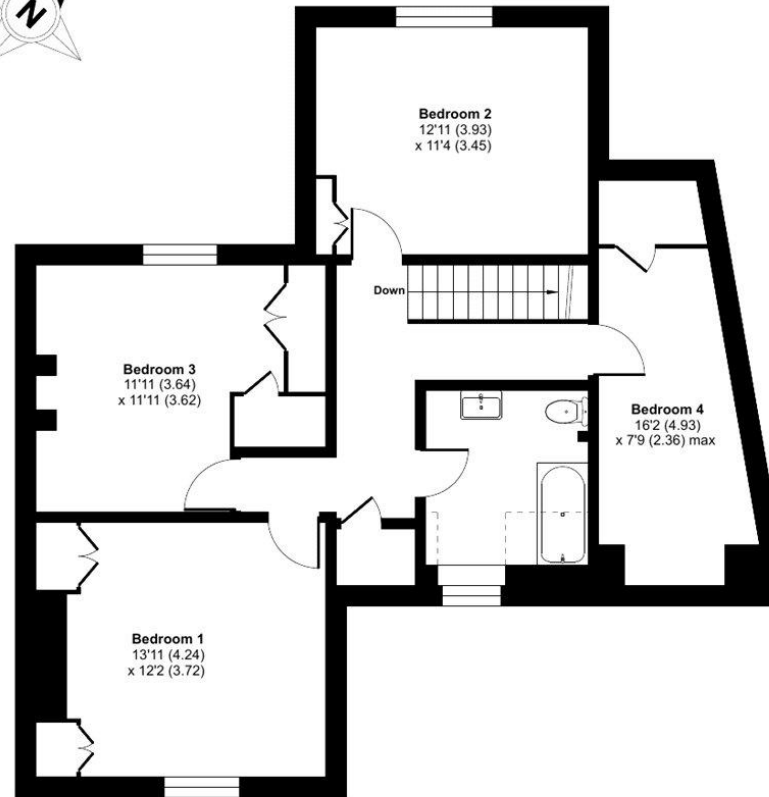
Total = 1812 sq ft / 168.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024.  
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