



The Green, North Warnborough

McCarthy
Holden



1 Webbs Cottages, The Green, North Warnborough

This delightful, well-proportioned four-bedroom character cottage enjoys picturesque views over countryside, often dotted with grazing Highland cattle nestled in a semi-rural setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Idyllic Setting with Lovely Countryside Views
- Four Bedrooms
- Two Bathrooms
- Gated Driveway Parking
- Enclosed Rear Garden
- Four Reception Rooms







Set within an idyllic semi-rural setting in the highly sought-after Hampshire village of North Warnborough, this delightful and well-proportioned four-bedroom character cottage enjoys picturesque views across open countryside, often dotted with grazing Highland cattle.

The property welcomes you via a spacious entrance hall, leading into a charming fitted country-style kitchen with an AGA and traditional Butler's sink. This inviting space flows seamlessly into a bright garden room, currently arranged as a dining area, with doors opening onto the garden, perfect for modern indoor-outdoor living. A generous family room also benefits from French doors leading outside, enhancing the home's connection to its wonderful surroundings.

A cosy living room with an open fireplace offers a warm and relaxing retreat, while the ground floor further comprises a useful utility area with space for white goods, a shower room with WC and wash basin, and an additional reception room currently used as a home office.

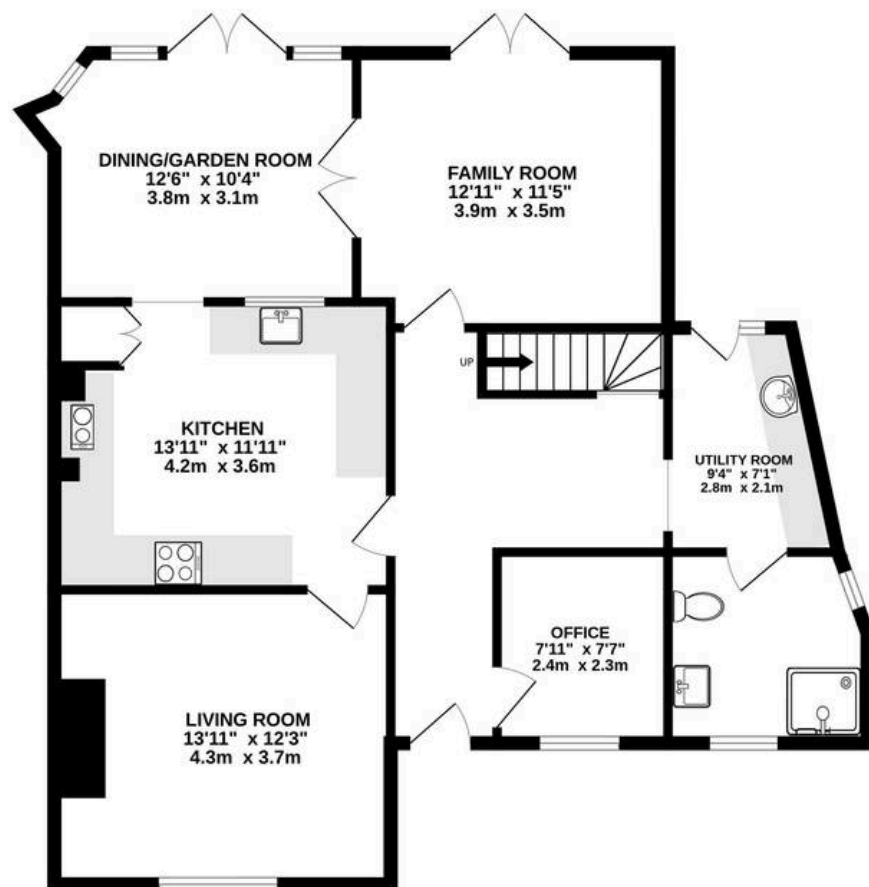
Upstairs, a spacious landing provides access to four well-proportioned bedrooms, all featuring built-in wardrobes and enjoying delightful rural views. A beautifully appointed family bathroom completes the first floor, showcasing a freestanding roll-top bath.

Externally, the property boasts a charming rear garden extending to approximately 90ft, fully enclosed and predominantly laid to lawn, with mature planting, shrubs, and trees. A generous decked terrace provides an ideal setting for outdoor entertaining or relaxing in the sunshine. Two useful garden sheds, both with power and electrics, add further practicality.

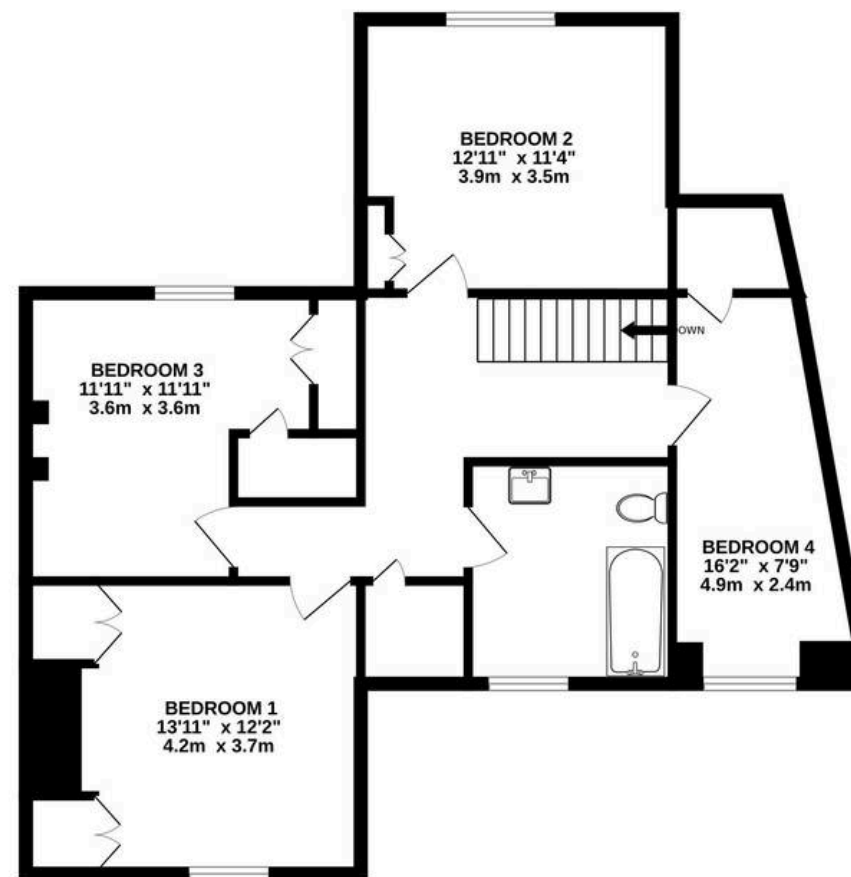
To the front, a gated driveway offers ample off-road parking for several vehicles.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1791sq.ft. (166.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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