



Gaston Lane, South Warnborough
Hook, Hampshire, RG29



Beyond your expectations

A Grade II listed home with flexible accommodation.

Hamptons International

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Dining Hall | Sitting Room | Dining / Family Room | Study/Bedroom 4 | Kitchen/Breakfast Room | 3/4 Bedrooms | En Suite Shower Room | Bathroom | Cellar | Garden | Parking | Gas Fired Central Heating | Private Drainage

Guide Price £565,000 Freehold

Description

A handsome and spacious individual detached Grade II listed cottage believed to date from the late 18th Century. The cottage is full of character and is light and spacious with a number of appealing and interesting features including large windows, exposed beams and open fireplaces. The cottage now provides a very interesting family home with very flexible living accommodation. The generous ground floor accommodation includes a double aspect sitting room, dining hall, family / dining room and study/possible 4th bedroom. The accommodation is beautifully complemented by a far larger than expected kitchen/breakfast room. The kitchen is fitted with a range of eye and base level cabinets, Smeg gas hob and Bosch electric oven. There are three double bedrooms to the first floor with an en suite shower room to the principal bedroom and a separate family bathroom. This is a very appealing and interesting village home.

Outside

The cottage stands within an attractive landscaped garden behind a mature yew hedge. There are areas of lawn to the front and rear together with well stocked flower and shrub borders and a variety of young and mature trees. A paved terrace is set to the rear and provides an ideal outside seating area. Of note, there are fine views over the village from the rear garden. A private shingle parking area provides space for two vehicles. Garden store and summerhouse.

Location

The house occupies a commanding position close to the heart of the village. South Warnborough has an active community with a public house, shop, church, village hall, playground and multi-use games area for tennis and football. The village stands amidst fine Hampshire countryside between Long Sutton and Upton Grey. There are further shops in nearby Odiham (3 miles) and a larger range of facilities in the market towns of Alton, Basingstoke and Farnham. Winchfield station provides trains to Waterloo, the fastest being 49 minutes, and access to the M3 at Hook offers a route to London and the south coast.

Of note, there is also a primary school in Long Sutton and the well renowned Lord Wandsworth College. Winchfield station provides trains to Waterloo, the fastest being 49 minutes, and access to the M3 at Hook offers a route to London and the south coast.



Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft

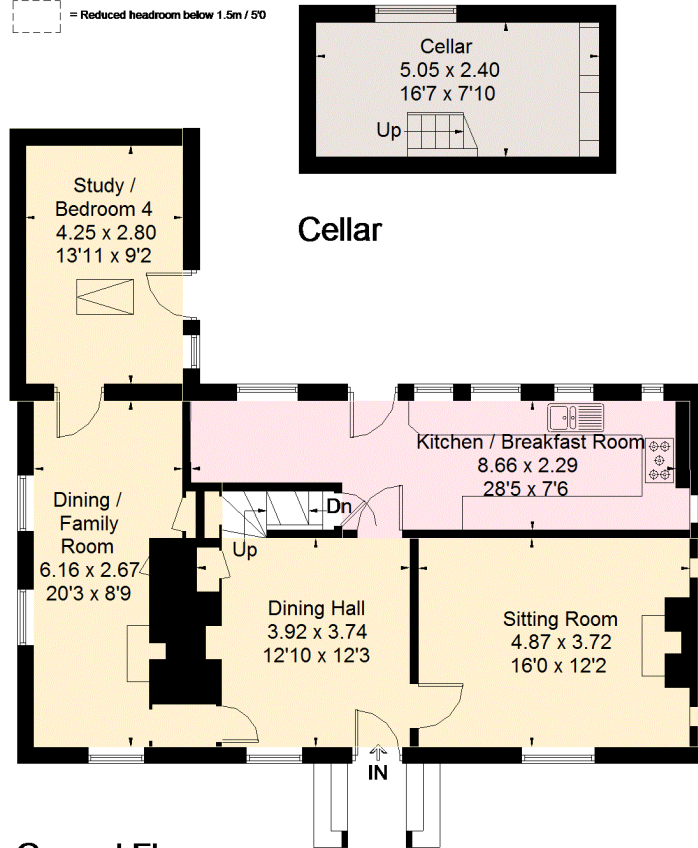
Cellar = 12.1 sq m / 130 sq ft

Outbuilding = 16.1 sq m / 173 sq ft

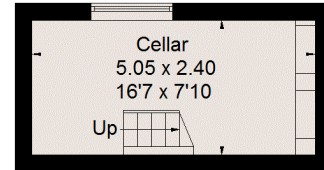
Total = 174.7 sq m / 1880 sq ft



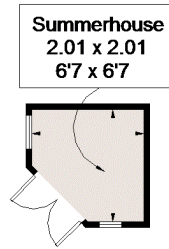
 = Reduced headroom below 1.5m / 5'0"



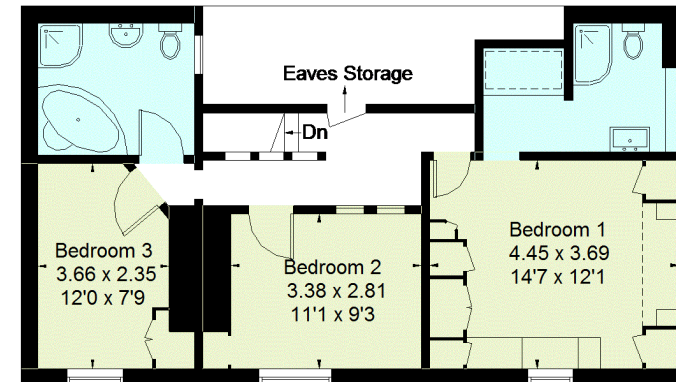
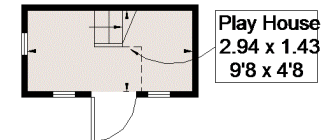
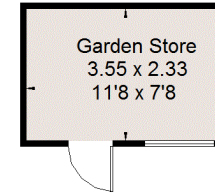
Ground Floor



Cellar



(Not Shown In Actual Location / Orientation)



First Floor

FLOORPLANZ © 0845 6344080 Ref: 167611

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

