



ROAD MAP

HYBRID MAP

TERRAIN MAP



GASTON LANE, HOOK RG29  
PRICE GUIDE £375,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	57	69
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







## MAIN FEATURES

- Grade 2 Listed 18th Century Cottage
- Beautifully Presented
- Two Bedrooms
- Great Transport Links
- Characterful
- Close To Local Amenities
- Courtyard Style Gardens (Front & Rear)

## FULL DETAILS

### Living/Dining Room

Front aspect, shutters, understairs storage, wood burner and carpet flooring.

### Kitchen

Range of base and eye level units, sink, four ring gas hob, oven, fridge, slim line dishwasher and space for; washing machine. Door leading out to the rear, partly tiled walls and tiled flooring.

### First Floor Landing

Storage cupboard and carpet flooring.

### Bedroom One

Dual aspect, shutters, wardrobe and carpet flooring.

### Bedroom Two

Front aspect, shutters and carpet flooring.

### Bathroom

Bath, wash hand basin with storage below and low level WC.

### To The Rear

Stairs leading to courtyard style garden and shed with electric.

### To The Front

Courtyard space with built-in BBQ area and area laid to artifical lawn.

### Council Tax

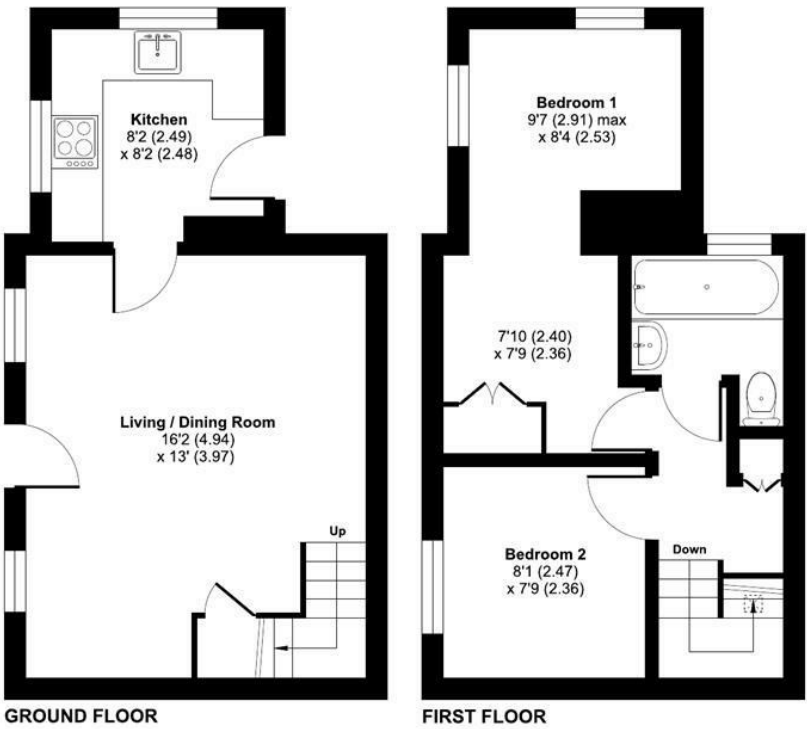
Band C.

## FLOORPLAN

### Gaston Lane, South Warnborough, Hook, RG29

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1278721

## GASTON LANE, HOOK RG29

KNIGHTS PROPERTY SERVICES - New to the market for sale is this beautiful semi detached Grade 2 listed 18th century cottage, situated in the sought-after village of South Warnborough. The very well presented property offers a modern finish throughout without losing any aspect of its character. The cottage benefits from front and rear courtyard style gardens and many character features including exposed beams. The ground floor comprising; living/dining room and kitchen. To the first floor there are two bedrooms and a bathroom. The local area provides many opportunities for walking, riding and cycling, with local amenities being close by.