

South Warnborough, Hampshire Four Bedroom Cottage



Thatch End, Lees Hill, South Warnborough, Hook, Hampshire, RG29 1RW

The Property

This attractive thatched cottage full of character throughout and sunny south facing garden, is situated in the centre of the picturesque village of South Warnborough and is offered to the market with no onward chain.

Thatch End is a delightful well-maintained, Grade II listed family home full of period features including exposed beams, quarry floor tiles, feature fire places and wooden latch doors.

Ground Floor

You are welcomed into the hallway which leads through into the charming living room with feature brick, open fireplace. The living room leads into a dining room and through to a lovely light filled garden room overlooking the pretty garden.

The fitted kitchen/breakfast room with integrated appliances benefits from double doors out to a patio. Off the kitchen is a utility room and separate toilet and wet room.

Off the hallway there is a further reception room, currently used as a home office.

First Floor

On the first floor are four bedrooms. The spacious main bedroom and two further bedrooms benefit from built-in-wardrobes. There is a family bathroom suite with free-standing bath and separate shower.

Outside

To the rear is a delightful partially walled garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees.

At the far end of the rear garden is a raised decked area with pergola, lights and power making it an ideal spot for BBQs and entertaining. There is also a sunny patio area directly to the rear of the property with steps up to the main garden.

An attractive brick-built Summer House looks out onto the garden and benefits from insulation, electrics, lighting and separate storage above. There is a further brick built out-building with lighting and power.

To the front is private driveway parking and a low maintenance garden.

Location

Thatch End is located in the popular Hampshire village of South Warnborough, which has a vibrant community with a village shop/cafe, church, public house, village hall and playground. Nearby Odiham offers a range of shops and amenities including doctors, optician and dentists as well a variety of restaurants and public houses.

Alton is a larger town offering a Sainsbury's, Waitrose and M&S Simply Food.

South Warnborough village is approximately four miles from Bentley Station which offers a service to London Waterloo (within 50 minutes). The M3 junction 5 is within five miles and provides fast access to the national motorway network, London and south coast, as well as Heathrow, Gatwick and Southampton airports.

Local private and state schools are highly regarded including Long Sutton and Bentley primary schools, Lord Wandsworth College in Long Sutton, Robert Mays Secondary School in Odiham and Eggar's and Amery Hill secondary schools in Alton. The surrounding area is very well known for its fine Hampshire countryside providing outstanding opportunities for walking and riding.





























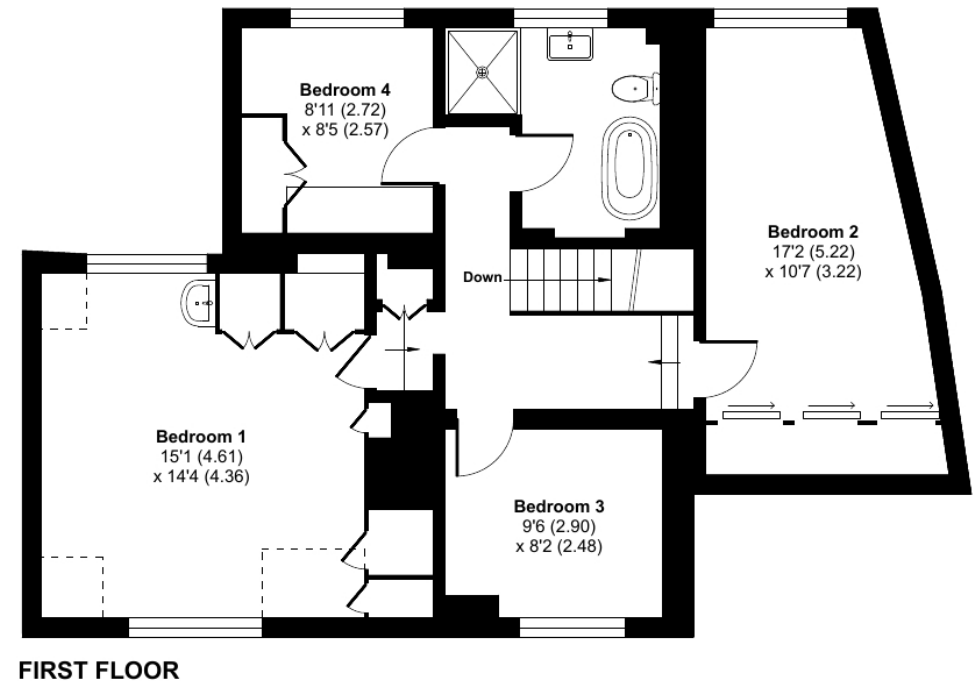
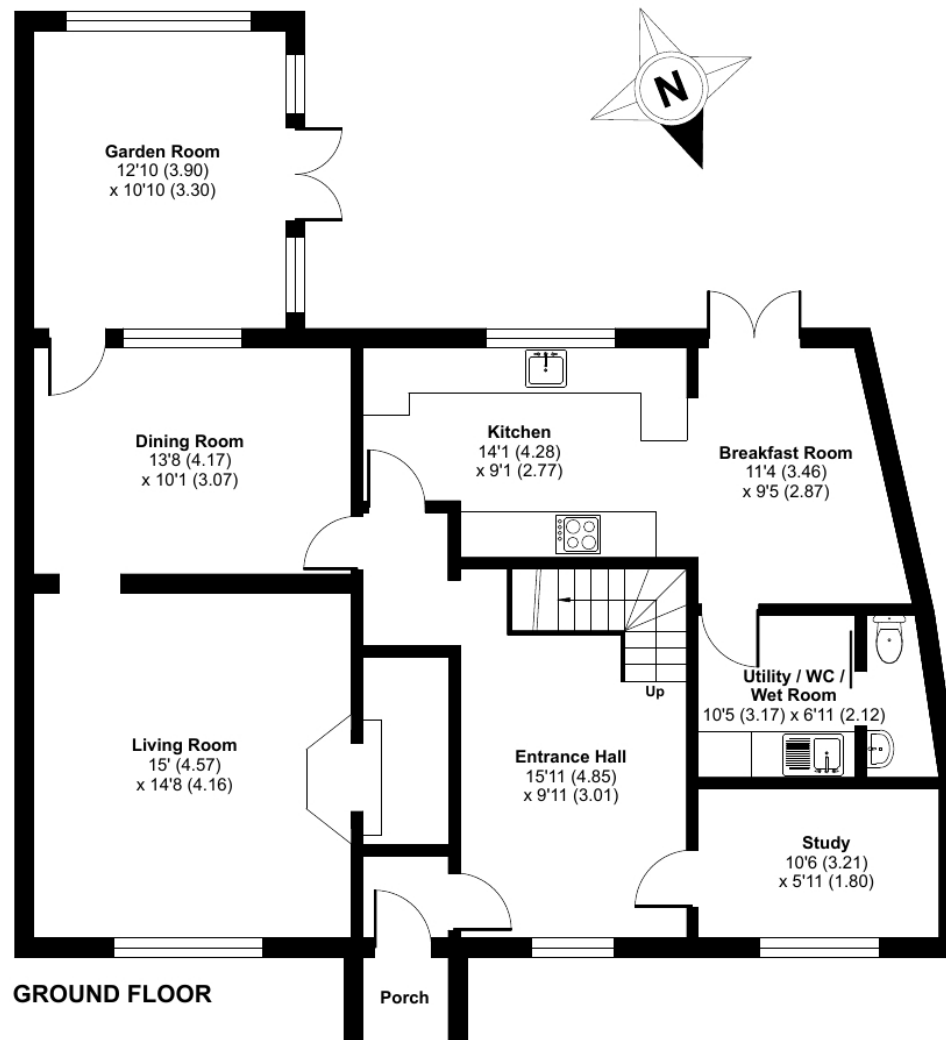
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Approximate Area = 1868 sq ft / 173.5 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1896 sq ft / 176.1 sq m

For identification only - Not to scale



Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 5 miles of the property.



All Saints Church



North Warnborough Ford



King John's Castle



Lord Wandsworth



Basingstoke Canal

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Septic Tank
Heating – Gas

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC - N/A

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG29 1RW. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
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