

**North Warnborough, Hampshire
Three Bedroom, Semi-Detached Home**



10 Bufton Field, North Warnborough, Hook, Hampshire, RG29 1DW

The Property

This well presented three-bedroom semi-detached family home has been well-maintained and is situated in the centre of the desirable village of North Warnborough.

The property benefits from a new boiler and consumer unit, and is offered to the market with no onward chain.

Ground Floor

The entrance hall with cloakroom leads into the bright and airy living room with feature fireplace.

The well-appointed, fitted kitchen/dining room with partially integrated appliances benefits from French doors out to the rear garden.

First Floor

There are three bedrooms on the first floor. The main bedroom with fitted en-suite shower room also benefits from a built-in wardrobe.

There is a family bathroom suite with over-bath shower.

Outside

To the rear is a lovely enclosed low maintenance garden, with patio area, ideal for entertaining and a useful shed.

There is also direct access into the garage and out to the side of the property from the garden via a gate.

The private driveway leads, via a covered carport, to a single detached garage with lighting, power and overhead storage.

Location

North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.

The London-Basingstoke Canal conservation area passes through the middle of the village, which is bounded to the north by the river Whitewater with several fantastic countryside walks on the doorstep.

The village consists of a conservation area, bounded by Mill Corner in the north and The Street in the south, lying to each side of the B3349 Reading to Alton Road.

There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from Hook and Winchfield train station.

Nearby Odiham High Street offers a good range of local amenities including doctors' surgery, dentist, Co-Op Supermarket with Post Office, independent retailers and eateries, as well as a vibrant and active village community.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill.



































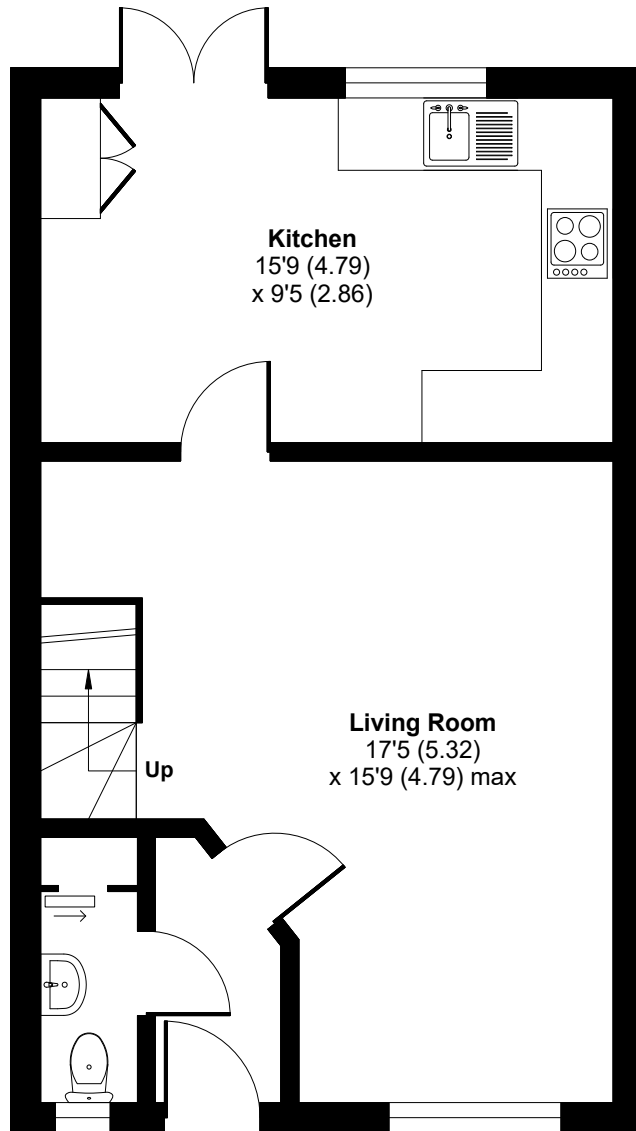
Bufton Field, North Warnborough, Hook, RG29

Approximate Area = 858 sq ft / 79.7 sq m

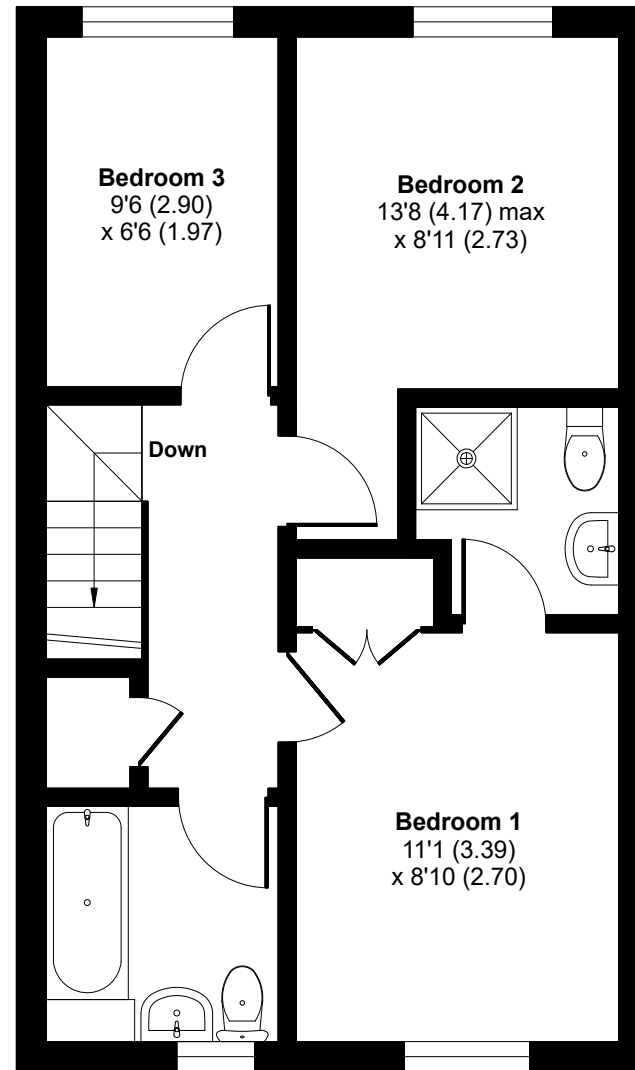
Garage = 185 sq ft / 17.1 sq m

Total = 1043 sq ft / 96.8 sq m

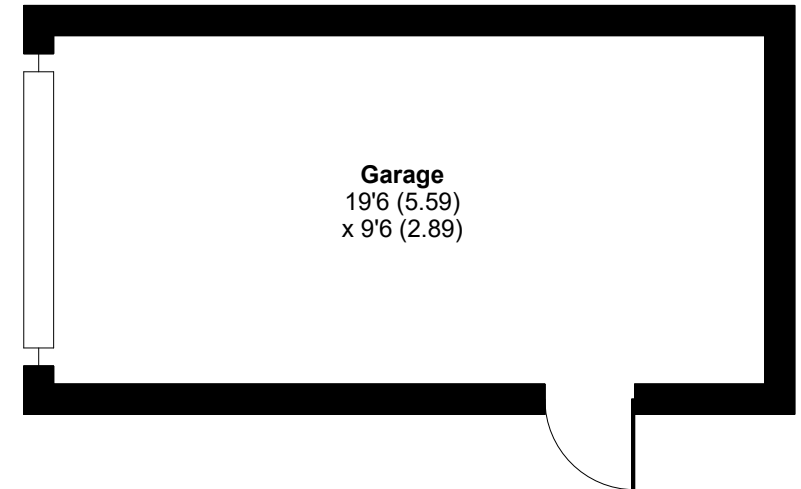
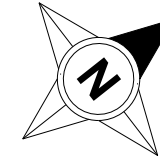
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GROUND FLOOR



FIRST FLOOR



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 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



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 – Mains
Heating – Gas

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
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
EPC - C(70)

Directions - Postcode RG29 1DW. 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
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority
Tax band is E
Hart (01256) 844844

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