

Castle Bridge Cottages, Hook Road, North Warnborough, Hampshire  
Two Bedroom Cottage.





## 2 Castle Bridge Cottages, Hook Road, North Warnborough, Hampshire, RG29 1EU.

### The Property

Situated within the sought after village of North Warnborough, this charming 15th century Grade II listed brick and timber two bedroom cottage, is offered to the market with a wealth of charm and character throughout. Benefits to this property include two reception rooms, a beautifully present kitchen/breakfast room and a stunning walk-in inglenook fireplace.

### Ground Floor

The inviting living room offers exposed beams, an exposed brick wall and a feature walk-in inglenook fireplace. From the living room you will find the family room or bedroom three which offers a brick feature fireplace, and custom made shelving.

At the rear of the property, you will find the kitchen/breakfast room which have been updated and offer a wonderful entering space. Within the kitchen you have a double butler sink, solid oak worktops, fully integrated appliances, range stove, solid limestone floor, underfloor heating and a fully fitted walk-in pantry. Access to the rear garden is through a set of French doors within the kitchen opening onto a patio area.

### First Floor

Upstairs the property offers two generous sized bedrooms which boast a wealth of character with the main bedroom offering fitted wardrobes, and a walk-in dressing room. The accommodation on the first floor is finished with the bathroom which offers sink, toilet, and bath with shower overhead.

### Outside

The beautifully presented rear garden is enclosed by fencing and mainly laid to lawn with well-established flowers and shrub beds. At the rear of the property, you will find a patio area ideal for al fresco dining and access out of the garden at the rear of the garden.

Parking spaces are available for rental opposite the property, by arrangement with a local landowner.

### 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's rail station (2 miles) where there are also indirect routes to Reading and Salisbury.

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.

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

Council Hart and Tax Band E.































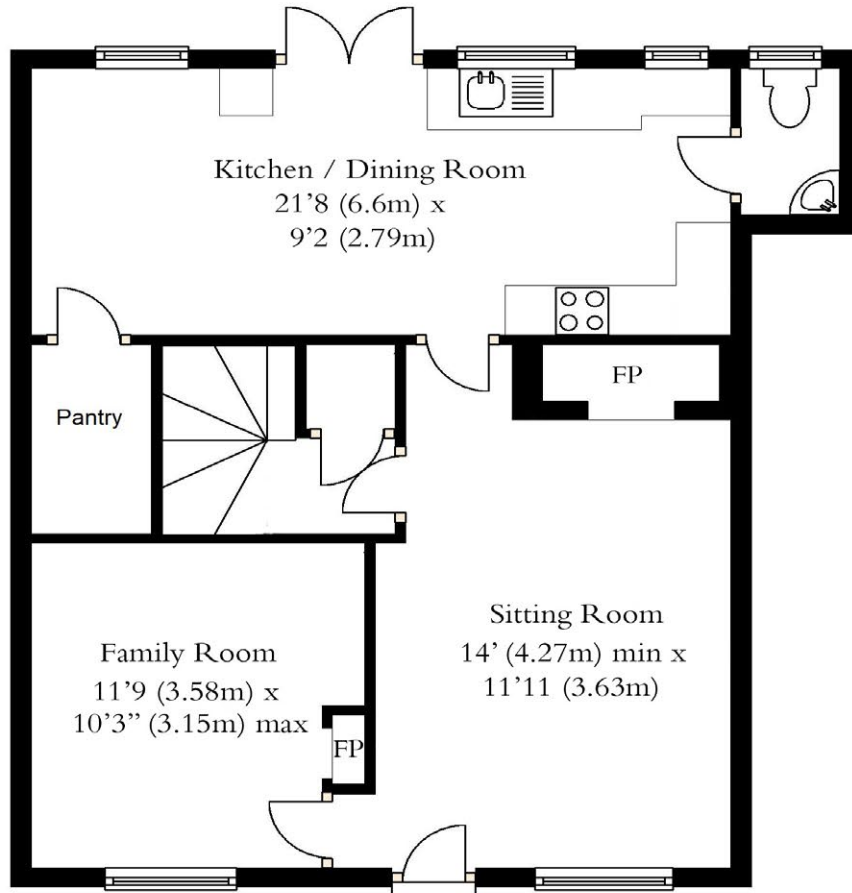




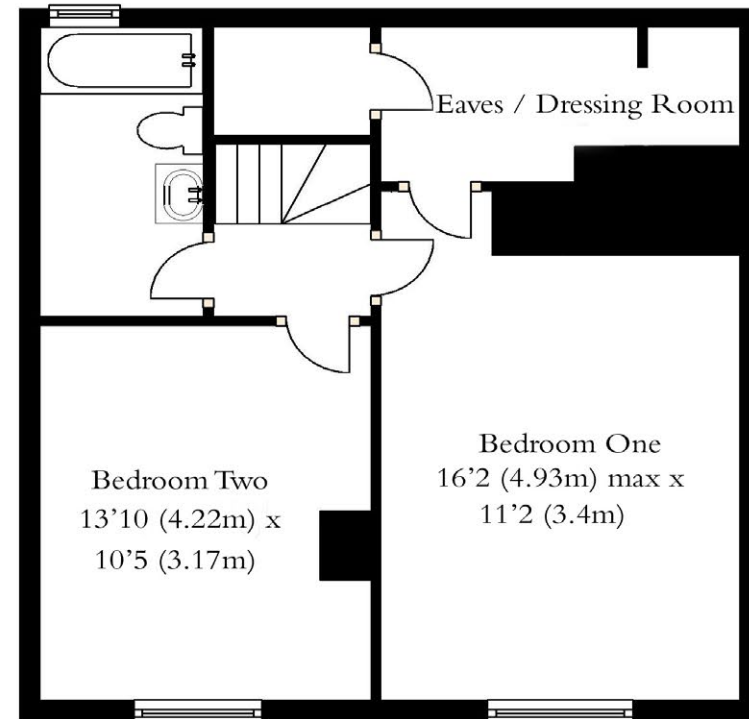




**GROUND FLOOR**



**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



## Consumer Protection Regulations

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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.

Directions - Postcode RG29 1EU. 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 and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.

### Local Authority

Hart District Council  
01252 622122  
Band E

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)