

Swan Mews, North Warnborough, Hampshire
Four Bedroom Home.



5 Swan Mews, North Warnborough, Hampshire, RG29 1DL.

The Property

Situated within a small private development in the sought after village of North Warnborough, this four bedroom home has been extended by the current owner to offer flexible and spacious accommodation over three floors. Benefits to this property include a private rear garden, three bathrooms, carport with allocated parking and no onward chain.

Ground Floor

Accommodation comprises of a light and airy entrance hall giving you access to the cloakroom and the kitchen. The kitchen offers a range of units, work surfacing, integrated appliances, and additional appliance space. At the rear of the property the living/dining room offers a feature gas fireplace and provides access to a light and airy conservatory with double doors to the rear garden.

First Floor

On the first floor there are two good sized bedrooms and a single bedroom. The main bedroom benefits from en-suite shower facilities and the accommodation is finished with the family bathroom with bath and shower overhead.

Second Floor

The wonderful loft conversion offers a spacious bedroom with fitted wardrobes and plenty of eave storage. The light and airy room is finished with a refitted en-suite shower room.

Outside

To the front there is allocated car port and a second parking space for the property. The beautifully presented rear garden is enclosed by fencing and mainly laid to lawn with well-established flowers, shrub beds and trees. At the bottom of the garden, you will find a patio area ideal for al fresco dining.

Location

This unique property is located in the village of North Warnborough, which has a general store located in the garage, a choice of pubs, award winning Newlyn's Farm Shop and Cookery School and excellent walks out into the surrounding countryside near St John's Castle and the scenic Basingstoke canal path.

Nearby Odiham offers a range of shops and amenities including Doctors, Optician and Dentists as well as a Post Office and restaurants, pubs and coffee shops and a weekly Friday market.

North Warnborough is conveniently positioned between Odiham and Junction 5 of the M3 providing fast access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. There is a mainline station at Hook (about 1.8 miles) with trains to London Waterloo (from 1 hr). Odiham also enjoys thriving tennis and cricket clubs. The surrounding area is very well known for its fine Hampshire countryside providing outstanding opportunities for walking and riding.

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.

Tax band is E and local council is Hart District.

Service charge of £250 P/A.















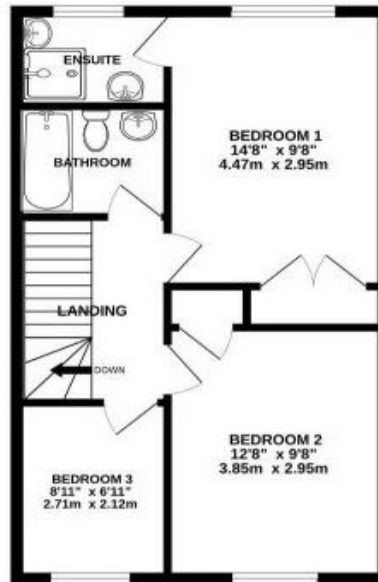




GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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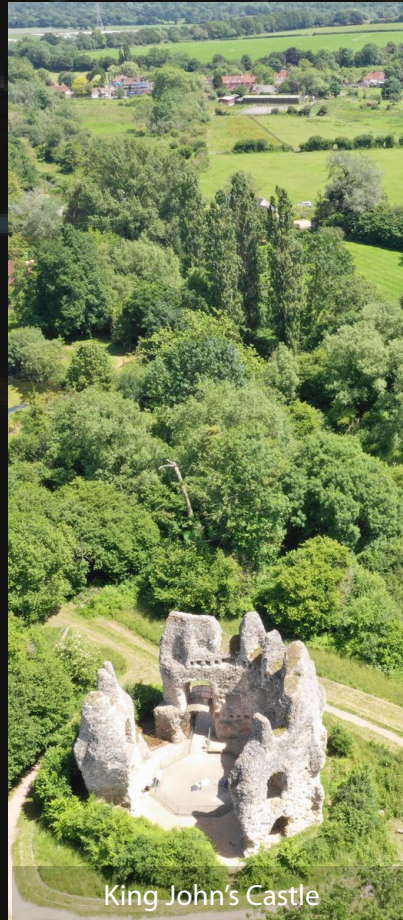
Places of interest

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 2 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 1DL. 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.

EPC - C 70

Local Authority

Hart District Council
01252 622122
E

McCarthy
Holden 

www.mccarthyholden.co.uk