

North Warnborough, Hampshire  
Four Bedroom Home



## 7 Derbyfields, North Warnborough, Hook, Hampshire, RG29 1HH

### The Property

Situated within the sought-after village of North Warnborough, in a cul-de-sac location, this beautifully presented four-bedroom, family home which has been tastefully extended and updated by the current owners, offers flexible family living.

Benefits to the property include; four bedrooms, living room, kitchen/dining/family room, utility/boot room, three bathrooms and externally; garden, double garage and driveway parking.

### Ground Floor

You are welcomed into the hallway which leads through to the impressive, open plan kitchen/ dining/family room. The well-appointed kitchen with integrated appliances including a wine cooler, Quooker tap, and solid wood worktops benefits from a central island/breakfast bar and under floor heating. The family room area has bi-folding doors out to a patio overlooking the sunny rear garden. The kitchen leads to the utility/boot room with walk-in pantry.

Double doors from the hallway lead into the good-sized living room to the front of the property. There is also a downstairs cloakroom.

### First Floor

The main bedroom with vaulted ceiling and Velux windows with electric rain sensors and blinds, has a lovely Juliet balcony with views over the garden. There is a walk-in dressing area with en-suite power shower room.

The second bedroom benefits from built-in wardrobes and fitted en-suite power shower room. The elegant fitted family bathroom boasts a free-standing bath and Bluetooth mirror.

### Outside

To the rear of the property is a substantial, well-maintained enclosed garden, which is mainly laid to lawn with mature planting, shrubs, flower beds and fruit trees. There is a generous patio area overlooking the garden, ideal for entertaining or relaxing and enjoying the sunshine. To one side of the property is a fruit cage and greenhouse along with a bin store, outside tap, power and lighting.

To the front of the property is ample parking leading to a double garage with remote control door, electrics, lighting and useful overhead storage.

### Further Information

Tax Band E, Hart District Council.

### Location

There is good access to Odiham, Hook and the M3. North Warnborough benefits from a series of footpaths that radiate out from the village providing excellent walks out into the surrounding countryside and can incorporate the towpath of the Basingstoke Canal which runs through the village.

Odiham High Street offers a good range of local amenities including doctors' surgery, dentists, Post Office and 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.

Odiham 1 mile, Hook 2 miles, Basingstoke 7.5 miles, Farnham 9.5 miles, M3 (Junction 5) 1.5 miles, Hook Station (London Waterloo).



























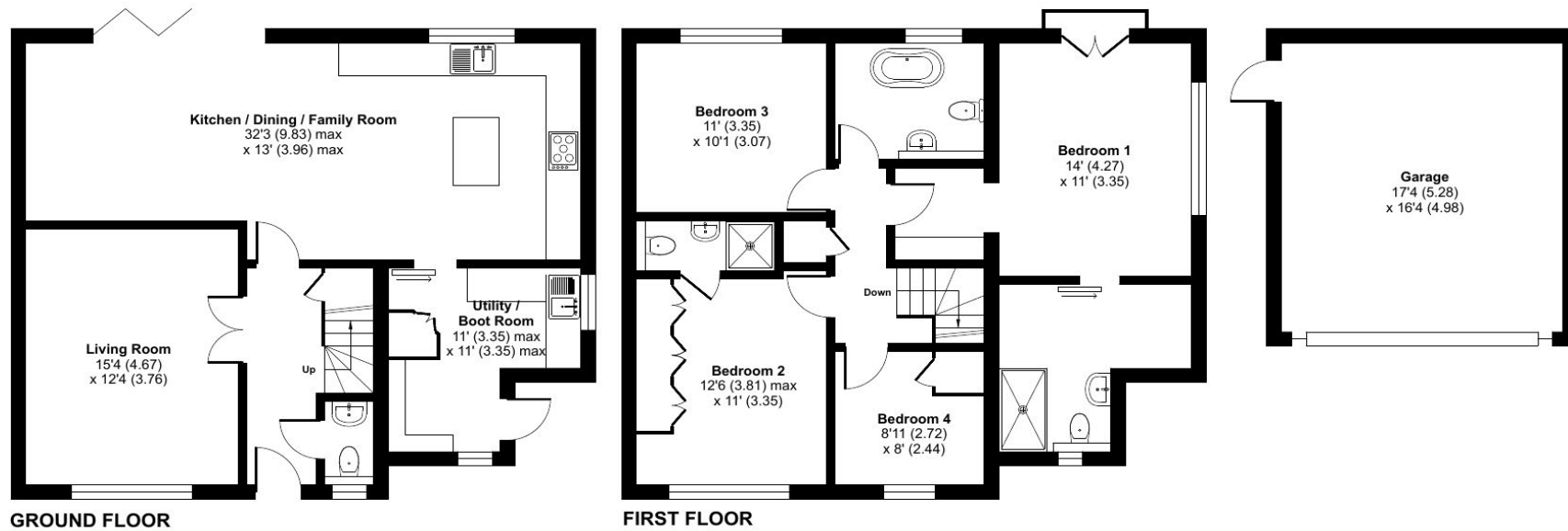
# Derbyfields, North Warnborough, Hook, RG29

Approximate Area = 1610 sq ft / 149.5 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1893 sq ft / 175.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1148918

# 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 1HH 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, water  
and gas central heating  
EPC - C(76)

### Local Authority

Hart District Council  
01252 622122  
Band E

**McCarthy  
Holden** 

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