

North Warnborough, Hampshire
Three Bedroom, Semi-Detached Character Cottage



Oakholme, The Street, North Warnborough, Hook, Hampshire, RG29 1BL

Property

This beautifully presented, semi-detached Grade II listed period property, is situated in the desirable village of North Warnborough. Oakholme offers a wealth of character features inside and out, including exposed beams and brickwork, fireplace and latch doors.

Ground floor

The welcoming hallway with understairs storage, leads to the spacious fitted kitchen/dining room with integrated appliances and French doors opening out into the sunny rear garden.

The good sized, elegant living room boasts a feature multi fuel burning stove, exposed brickwork and beams.

There is also a fitted shower room and access out to the rear garden on the ground floor.

First Floor

On the first floor are three generous bedrooms. The main bedroom benefits from fitted wardrobes, dressing area and an en-suite bathroom with a stylish free-standing roll top bath.

The other two bedrooms have wonderful vaulted ceilings and feature fireplace in bedroom three.

Outside

To the rear is a private well-maintained enclosed garden mainly laid to lawn with a paved patio area making it an ideal entertaining space.

To the front is a cottage style garden with a gravel driveway to the side of the property leading to a separate garage to the rear, parking and gate into the playing fields beyond.

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 is approximately a 20-minute walk and 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.

















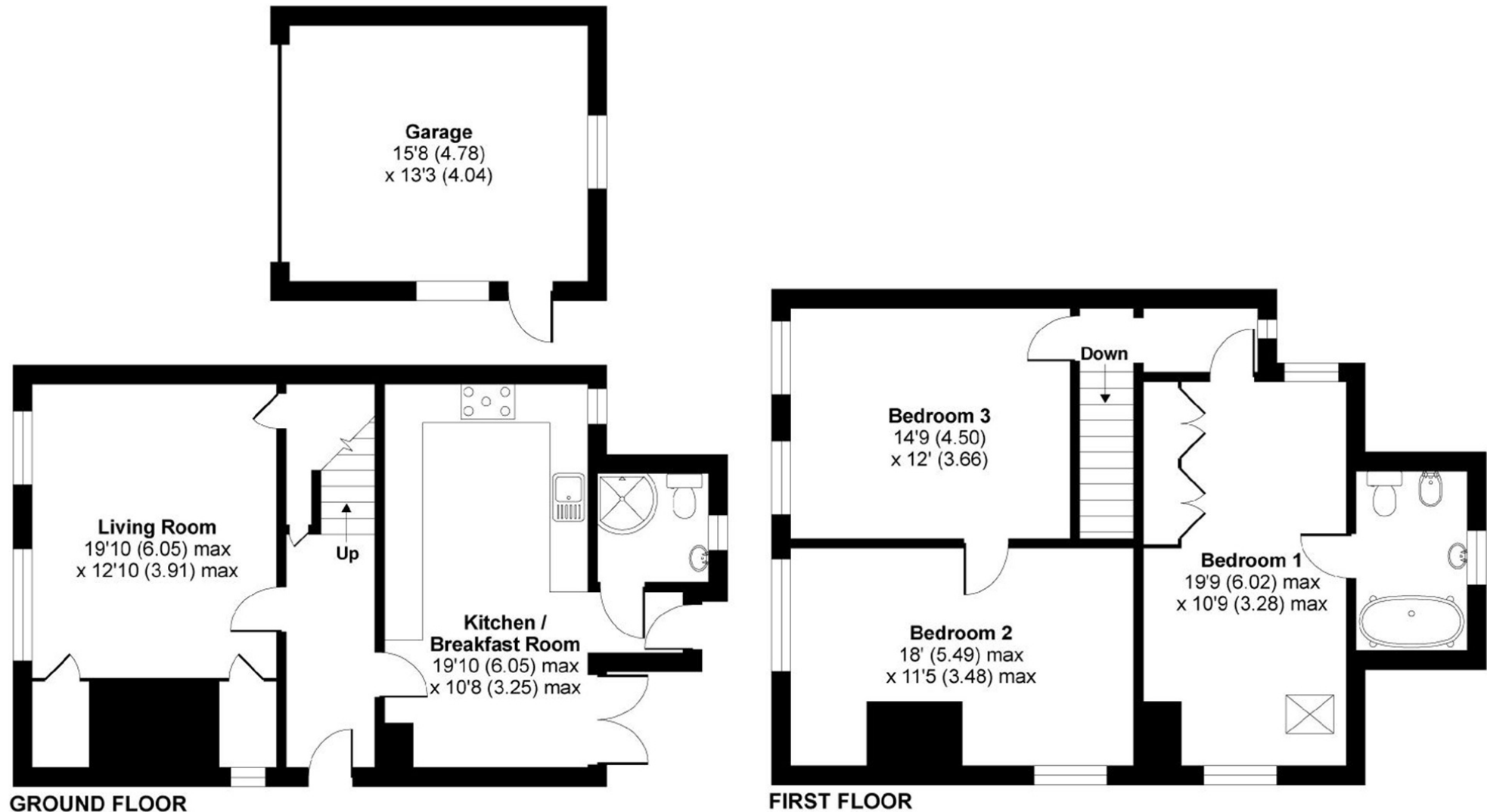






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APPROX. GROSS INTERNAL FLOOR AREA 1520 SQ FT 141.2 SQ METRES (INCLUDES GARAGE)



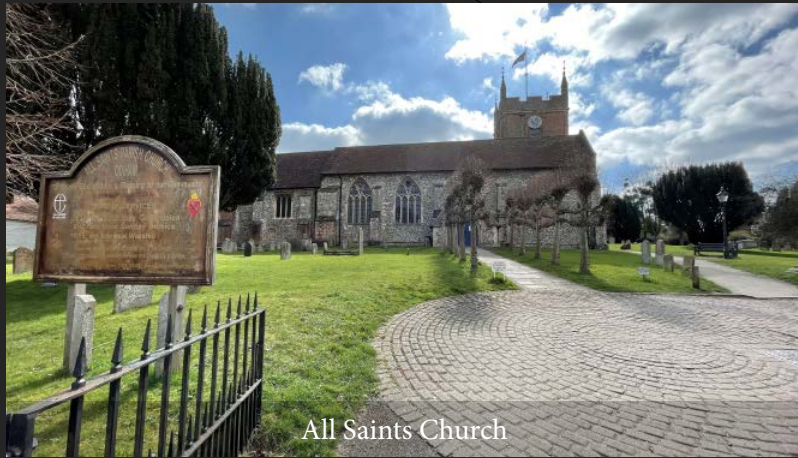
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Places of interest

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 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

Directions - Postcode RG29 1BL. 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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