

North Warnborough, Hampshire

Four Bedroom House



Victory House, Dunleys Hill, North Warnborough, Hook, Hampshire, RG29 1DX

The Property

This well-presented four-bedroom family home sits in a substantial south facing plot and is situated in the centre of the desirable village of North Warnborough. Victory House has been extended and updated by the current owners offering flexible family living and is offered to the market with no onward chain.

Ground Floor

You are welcomed into the spacious hallway with useful built-in storage. The light filled open plan, fitted kitchen/dining room benefits from double doors out to a patio overlooking the enclosed rear garden.

The generous living room has double doors out to the rear garden. There is a further reception room currently being used as a study, a utility room and downstairs shower/cloak room.

First Floor

On the first floor are four good sized bedrooms, three of which benefit from built-in wardrobes along with a family bathroom suite with over-bath shower.

Outside

The sunny enclosed garden is mainly laid to lawn with mature planting and shrubs. There is a generous patio area immediately to the rear of the property making it an ideal place for entertaining or relaxing in the sunshine.

To the front of the property is a lawned area of garden along with gravel driveway parking for several cars leading, via a side gate, to a detached single garage with lighting and power.

Location

The village of North Warnborough has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.

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 is approximately a ten minute walk and offers a good range of local amenities including doctors' surgery, dentists 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.

There are excellent road and rail links. Odiham 1 mile, Hook 2 miles, Basingstoke 7.5 miles, Farnham 9.5 miles, M3 (Junction 5) 1.5 miles, Hook Station (London Waterloo).

























Dunleys Hill, North Warnborough, Hook, RG29

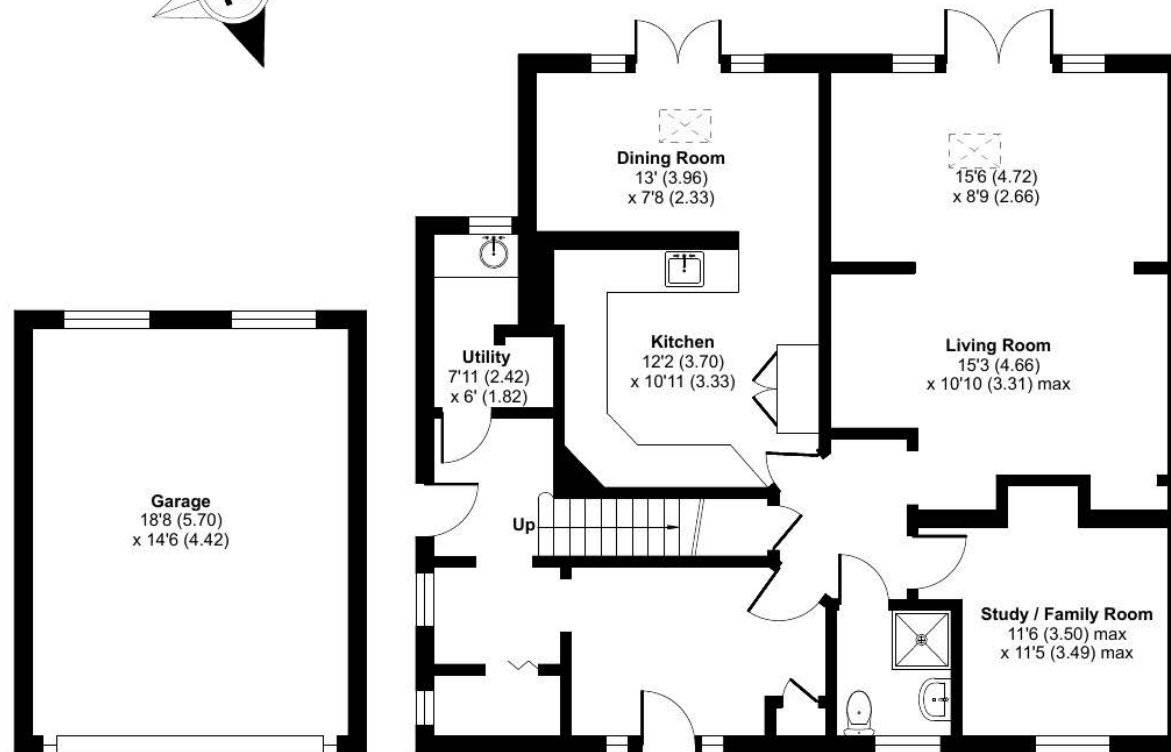
Approximate Area = 1620 sq ft / 150.5 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

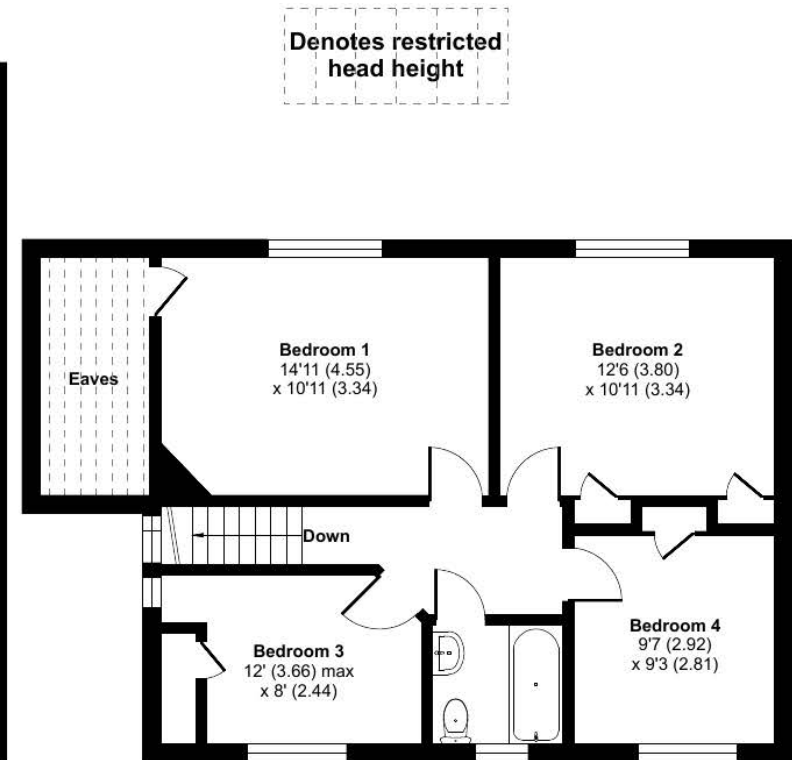
Garage = 271 sq ft / 25.1 sq m

Total = 1951 sq ft / 181.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

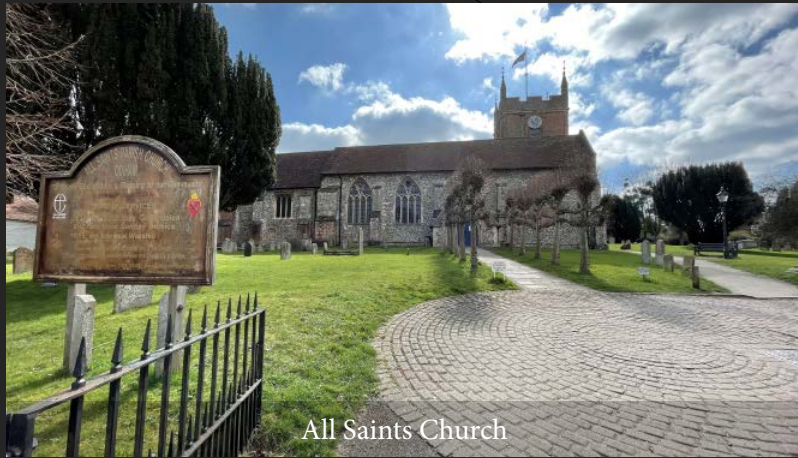


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1236583

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)
EPC - C (73)

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 1DX. 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 F
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