

North Warnborough, Hampshire Terraced Cottage



4 Nursery Terrace, Hook Road, North Warnborough, Hook, Hampshire, RG29 1ER

The Property

This character cottage offering a wealth of charm with exposed beams, quarry floor tiles and feature fire place, is situated in the desirable village of North Warnborough. The property has been updated by the current owners.

Ground Floor

The cosy living/dining room with feature brick fire place leads through into the fitted kitchen which has been sympathetically modernised by the current owners. A door leads from the kitchen out to the rear garden.

First Floor

On the first floor is a charming good-sized main bedroom and fitted family bathroom suite with over-bath shower.

Second Floor

Stairs lead to a spacious bonus room with window overlooking the garden and is currently being used as a bedroom.

Outside

To the rear is an extensive enclosed garden mainly laid to lawn with gravel area and useful outbuilding. There is also a patio area directly to the rear of the cottage making it a place to sit and enjoy the sunshine.

To the front of the property is an enclosed garden with pathway to the front door.

The current owners rent two parking spaces which we have been advised can be transferred to the new owner(s).

Location

North Warnborough is a small village situated in North East 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, and independent retailers and eateries, as well as a vibrant and active village community.













Numbers

0	1	2	3
zero	one	two	three
4	5	6	7
four	five	six	seven
8	9	10	
eight	nine	ten	

Weather

Sunny	Raining
Snowing	Rainbow
Stormy	Windy

The Week

MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY

Orange	Yellow
Green	Purple
Grey	Brown







Hook Road, North Warnborough, Hook, RG29



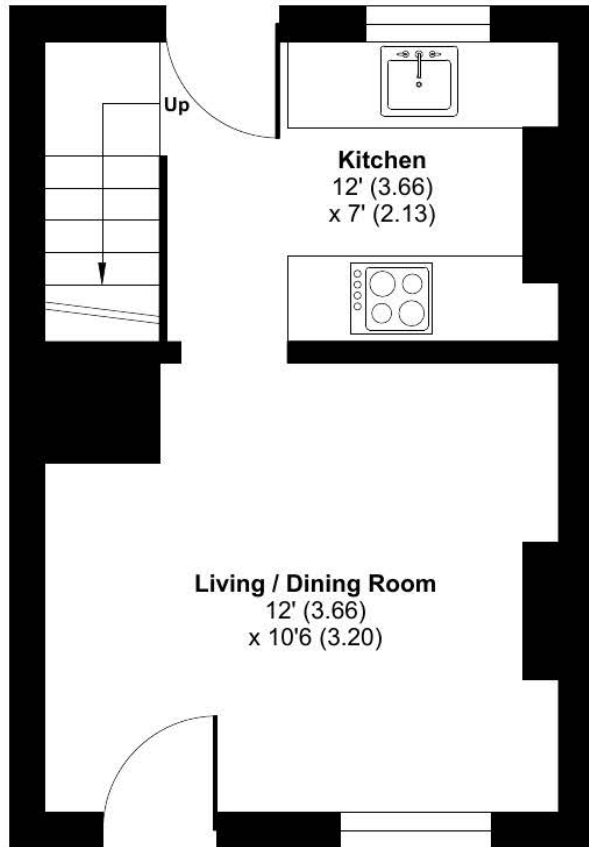
Approximate Area = 588 sq ft / 54.6 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

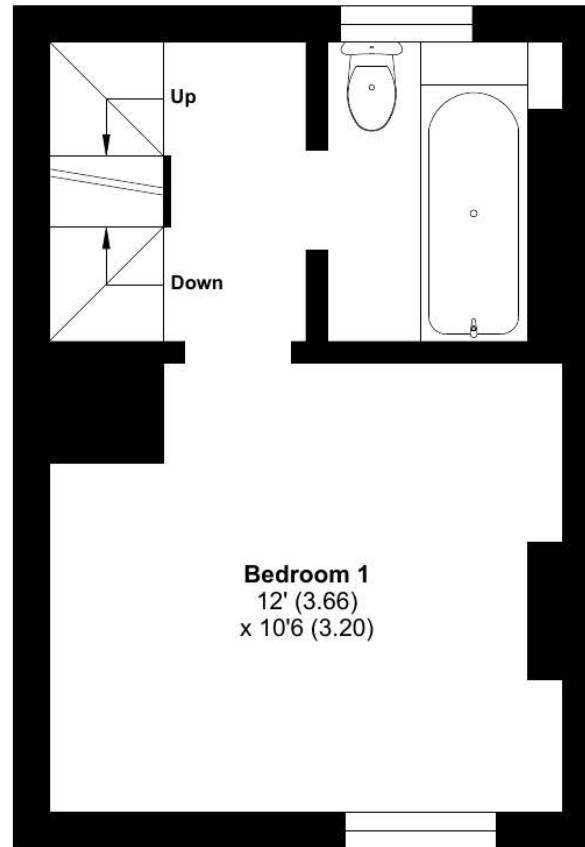
Total = 612 sq ft / 56.8 sq m

For identification only - Not to scale

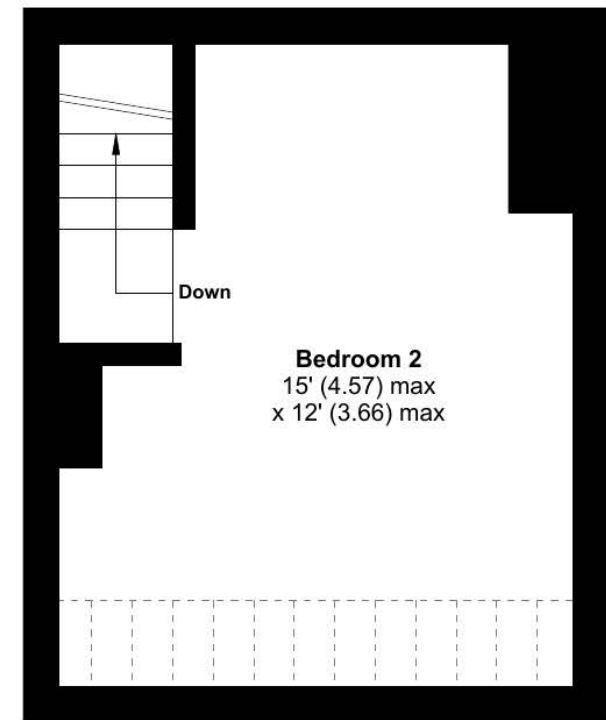
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1201966

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 miles of the property.



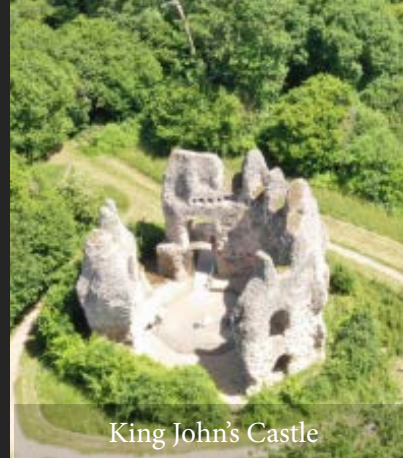
All Saints Church



Lord Wandsworth



North Warnborough Ford



King John's Castle



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 - F(21)

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 1ER. 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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