

North Warnborough, Hampshire

Five Bedroom, Detached Home



Barn House, North Warnborough, Hook, Hampshire, RG29 1ET

Property

Situated within the sought-after village of North Warnborough, this wonderful Grade II listed former barn was converted in the 1970's to a family home. Barn House offers a wealth of character and charm throughout.

Ground Floor

You are welcomed into the spacious entrance hall with striking oak staircase and downstairs W/C.

The elegant, light and airy 24ft living room enjoys views over the rear garden, a feature Minster fireplace and access to a spacious study beyond.

The heart of the home is the generous well-appointed, fitted kitchen/breakfast room with integrated appliances, Aga, exposed beams, and plenty of storage.

There is a further reception room which would make an ideal dining room.

A door from the kitchen leads to an second entrance/ boot room giving direct access to the rear garden and into the attached double garage offering ample storage and scope, STPP, to convert the room above.

First Floor

On the first floor are five good sized bedrooms. The charming main bedroom benefits from a walk-in wardrobe and an en-suite shower room. Bedrooms two and three offer built in wardrobe space. There is a family bathroom with traditional style, five-piece suite, including a separate corner shower.

Outside

The beautiful enclosed rear garden, which is mainly laid to lawn, has wonderful mature flower borders, trees and shrubs. Two patio areas overlook the garden making ideal places for entertaining and alfresco dining. There is also a swimming pool.

To the front of the property is a gravel driveway with ample parking and central turning circle giving easy access in and out.

There is a separate characterful granary next to the double garage providing an opportunity for development STPP.

Location

North Warnborough is a small village situated in Northeast Hampshire. 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, bounded to the north by the river Whitewater with several fantastic countryside walks on the doorstep.

The nearby historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, dentists, Co-op Supermarket with Post Office, together with a small Co-op supermarket, coffee shops, public houses and restaurants.

There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from nearby Hook and Winchfield stations.

There are well regarded state and independent schools in the area 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.



























YOU ONLY GET **ONE LIFE.**
DO NOT WASTE IT. LIVE IT TO THE HULLS.
AND SPEND THE WHOLE OF IT WITH THE PEOPLE YOU LOVE.
IF YOU'RE NOT HAPPY, DO SOMETHING ABOUT IT.
IF YOUR DREAMS DON'T COME TRUE, TRY TO MAKE THEM.
IF YOU WANT SOMETHING, GO GET IT.
LIFE IS SHORT. DON'T WASTE IT.
SOME OPPORTUNITIES ONLY COME ONCE.
DON'T DWELL ON YOUR PAST MISTAKES.
ACCEPT THE THINGS IN YOUR LIFE YOU CAN'T CHANGE.
TRY NOT TO CARE WHAT OTHER PEOPLE THINK OF YOU.
DON'T COME UP WITH OTHER PEOPLE'S PROBLEMS.
ALWAYS GIVE 100%.
HAVE DREAMS AND ASPIRATIONS.
STOP OVER ANALYZING LOVE AND
SURROUND YOURSELF WITH THE ONES YOU
LOVE AND THE THINGS YOU ENJOY DOING.
SMILE AT OTHERS AND LAUGH AT YOURSELF.
FORGET QUICKLY. FORGIVE EASILY.
DON'T BE AFRAID TO FAIL. TRY NEW THINGS.
TAKE RISKS. KICK YOUR FEARS.
DECIDE WHAT YOU WANT IN LIFE AND GO FOR IT.
DON'T WAIT FOR THE PERFECT TIME.
LIFE IS ONE BIG ADVENTURE. YOU ONLY
GET ONE. SO MAKE IT AS GOOD AS YOU CAN.









Barn House, Hook Road, North Warnborough, Hook, RG29

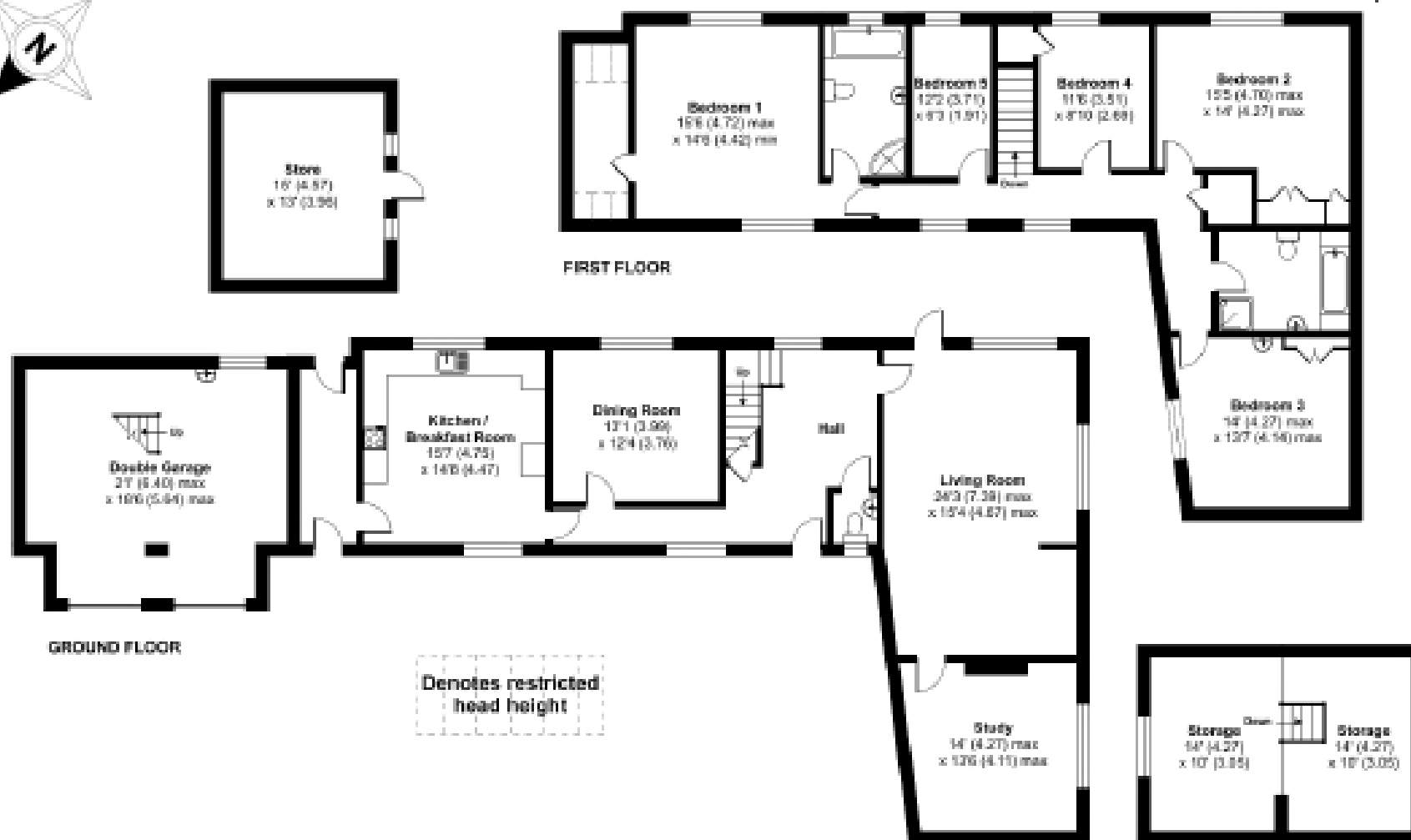
Approximate Area = 2538 sq ft / 235.8 sq m

Limited Use Area (s) = 22 sq ft / 2 sq m

Garage / Storage = 660 sq ft / 61.3 sq m

Store = 195 sq ft / 18.1 sq m

Total = 3415 sq ft / 317.2 sq m

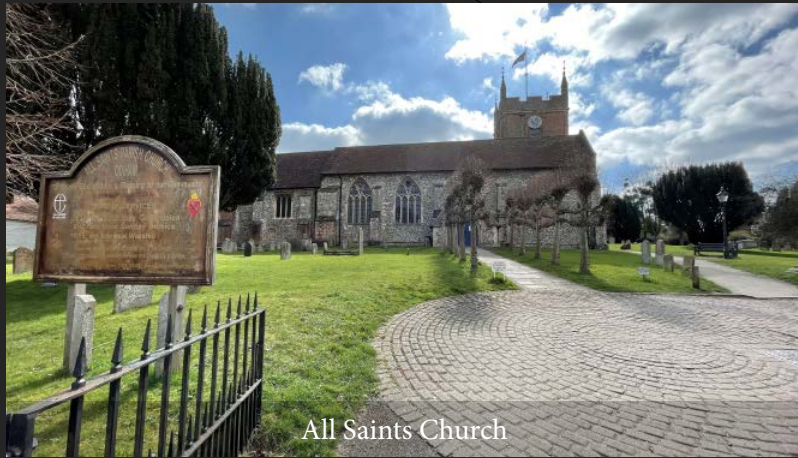


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rdhcegen 2022. Produced for McCarthy Holden. REF: 663004

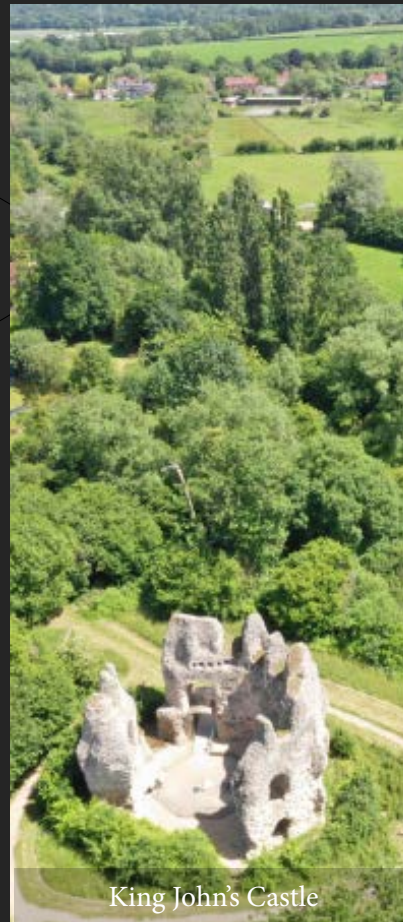
Places of interest

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 1ET 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
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