

North Warnborough, Hampshire
Four Bedroom, Detached House



5 Burlingham Grange, North Warnborough, Hook, Hampshire, RG29 1FB

The Property

Well-positioned in a desirable cul-de-sac location, this handsome, four-bedroom detached family home is situated in the heart of the popular village of North Warnborough.

The property is beautifully presented and well proportioned, offering flexible family living. Burlingham Grange is a small exclusive development built in 2006 accessed by a private shared driveway.

Ground Floor

On entering the property you are welcomed into a bright spacious hallway. The high specification fitted kitchen/breakfast room with integrated appliances and door out to the rear garden, leads through into a sunny family room with underfloor heating and bi-folding doors out to the lovely garden.

The elegant living room has a feature fire place and French doors out to a patio with electric awning, overlooking the garden.

There is a good-sized dining room, a further reception room currently being used as an office, separate utility room, downstairs cloakroom and access into the integral garage.

First Floor

On the first floor are four generous bedrooms. The impressive main bedroom suite has a dressing room with fitted wardrobes and an en-suite bathroom with separate shower.

The other three bedrooms all have built-in wardrobes with the second bedroom also benefiting from an en-suite shower room. There is also a fitted family bathroom.

Outside

To the rear is a well-maintained enclosed garden, mainly laid to lawn with mature flower borders shrubs and trees. A paved patio area overlooking the garden makes a lovely entertaining space.

To the front of the property is a private driveway with ample parking leading to the integral double garage with lighting, power and access into the property.

The front landscaped garden is enclosed by hedging with lawn bordered by shrubs and central path to the front door.

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).



























Burlingham Grange, North Warnborough, Hook, RG29

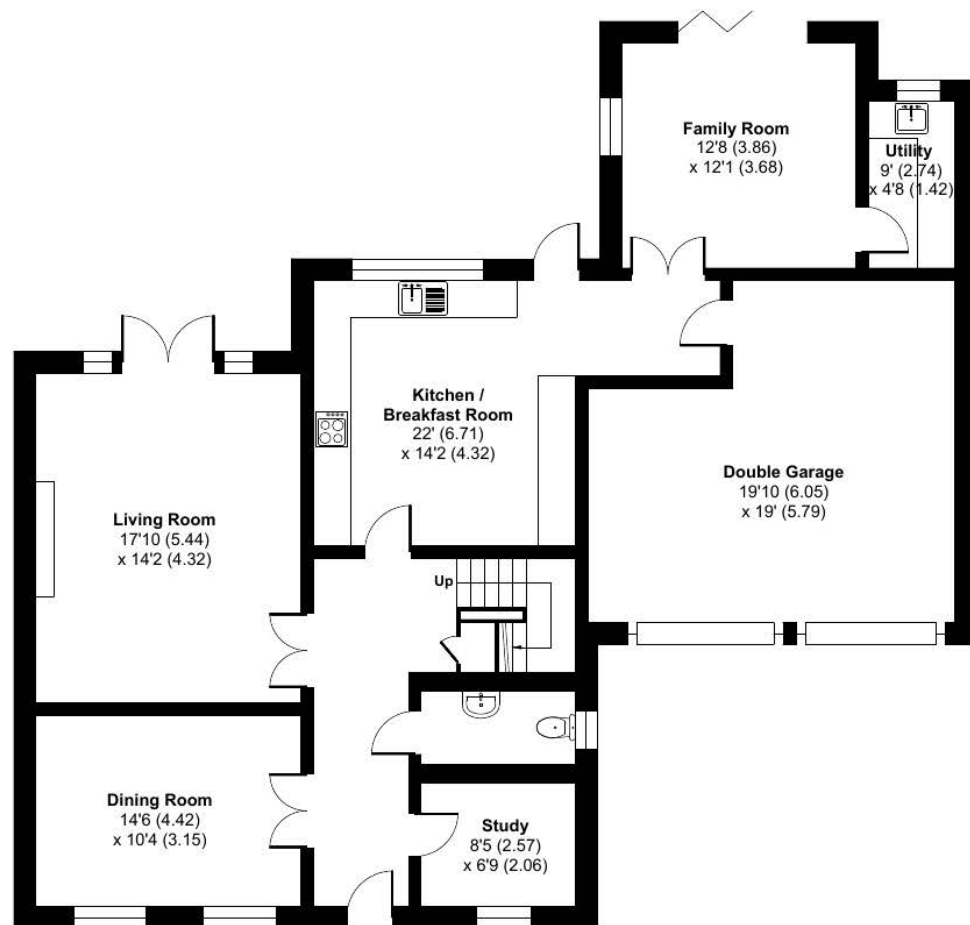


Approximate Area = 2286 sq ft / 212.3 sq m

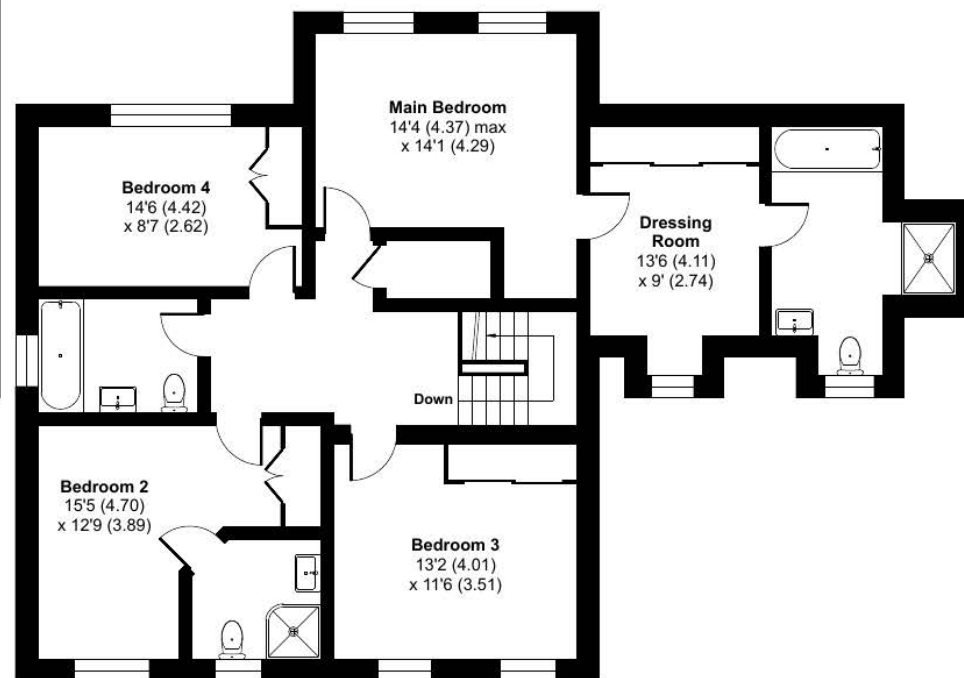
Garage = 321 sq ft / 29.8 sq m

Total = 2607 sq ft / 242.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

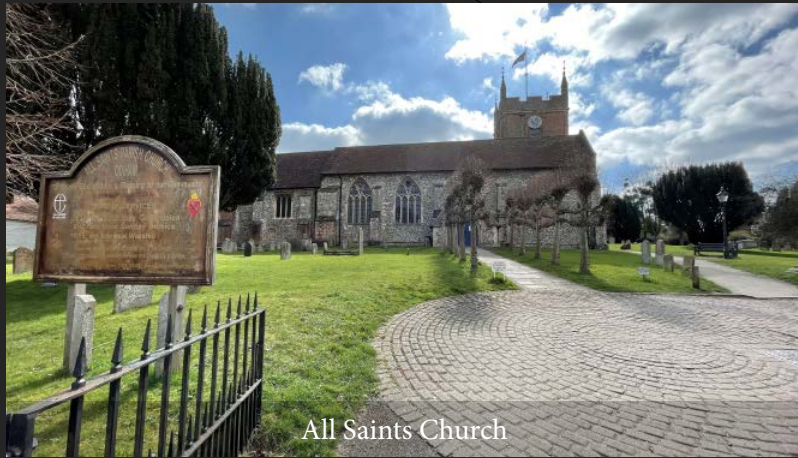


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1201077

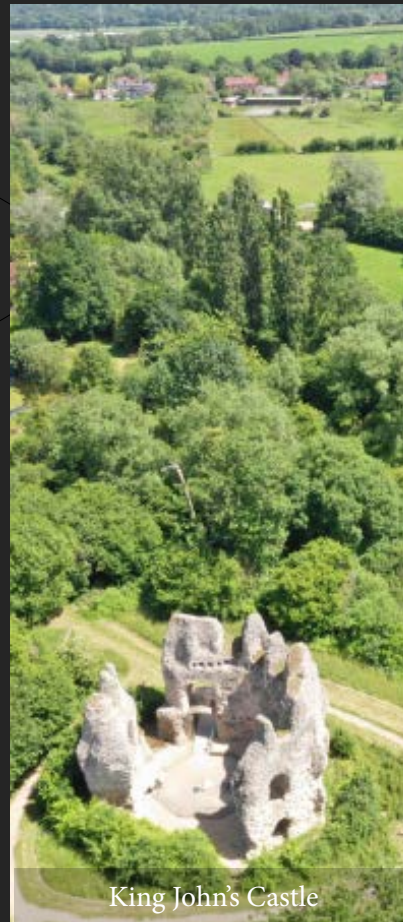
Places of interest

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



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
Service Charge - £450 p.a.

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC - C(77)

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 1FB. 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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