

# North Warnborough, Hampshire

## Three Bedroom, Semi-Detached Home





## 32 Laurel Close, North Warnborough, Hook, Hampshire, RG29 1BH

### The Property

This bright and airy, three-bedroom semi-detached family home, with potential to extend and modernise, subject to planning permission, is situated in the desirable village of North Warnborough in a cul-de sac location with lovely views over adjacent playing fields.

The property is offered to the market with no onward chain.

### Ground Floor

The generous entrance hallway leads through into the spacious double aspect, open plan living/dining room with gas fireplace.

The partially fitted kitchen leads through into a rear porch with access out to the garden.

### First Floor

On the first floor are three bedrooms which all benefit from built-in wardrobes. The third bedroom has over-stairs storage. There is also a family bathroom suite.

### Outside

To the rear is a lovely well-maintained, enclosed garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees with wonderful views over the playing fields. There is also a useful shed.

To the front is a garden and a private driveway providing ample parking. The driveway leads to double gates which give access to the side and rear of the property where there is a single detached garage with power and lighting.

### 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.

Nearby Odiham High Street offers a good range of local amenities including doctors' surgery, dentist, Supermarket with Post Office, 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 Wellesley Preparatory.















































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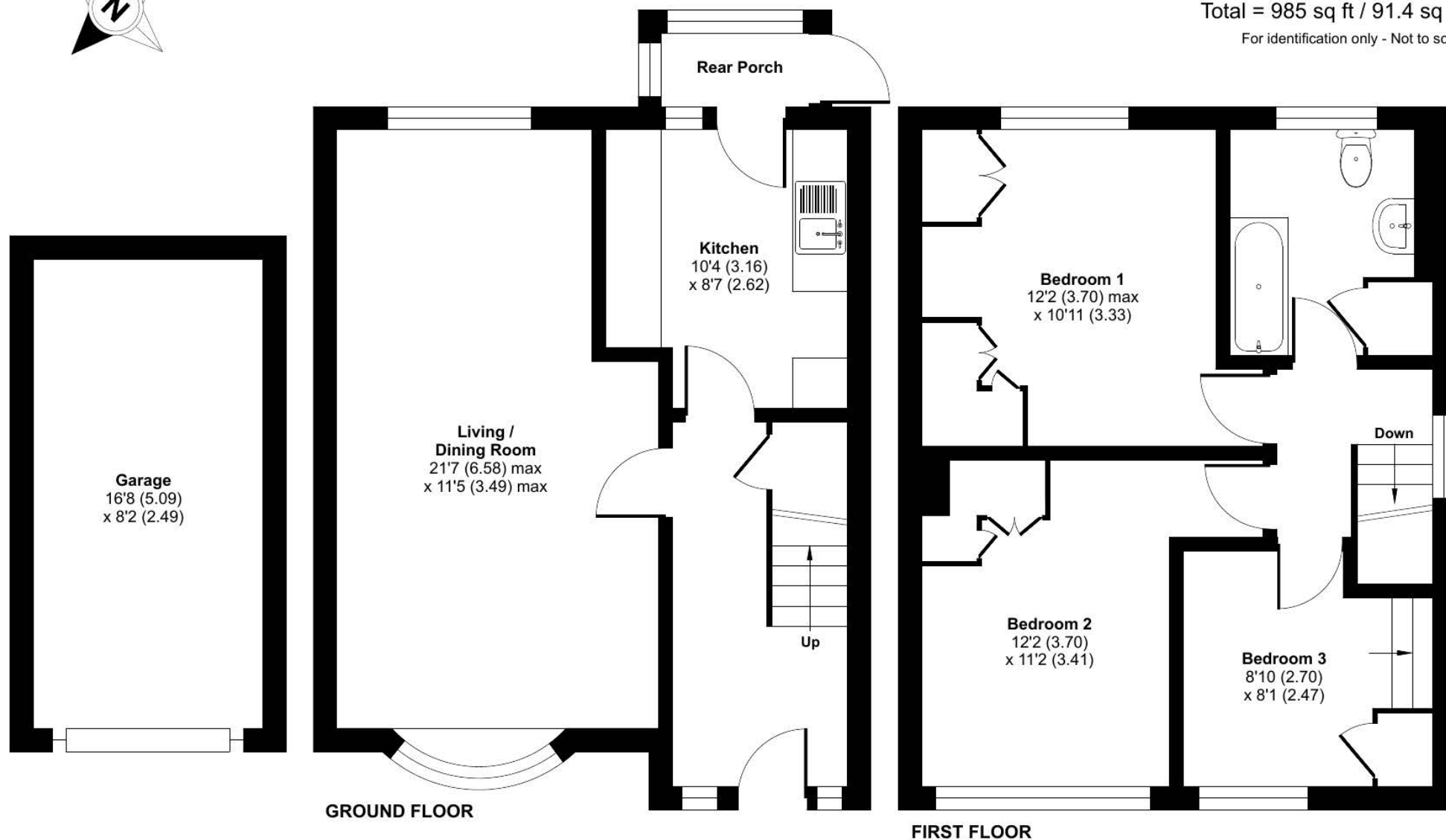


Approximate Area = 849 sq ft / 78.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale



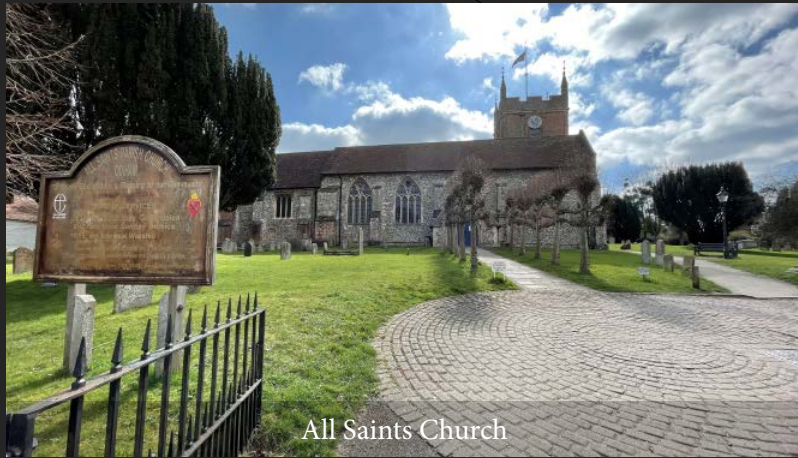
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1279770



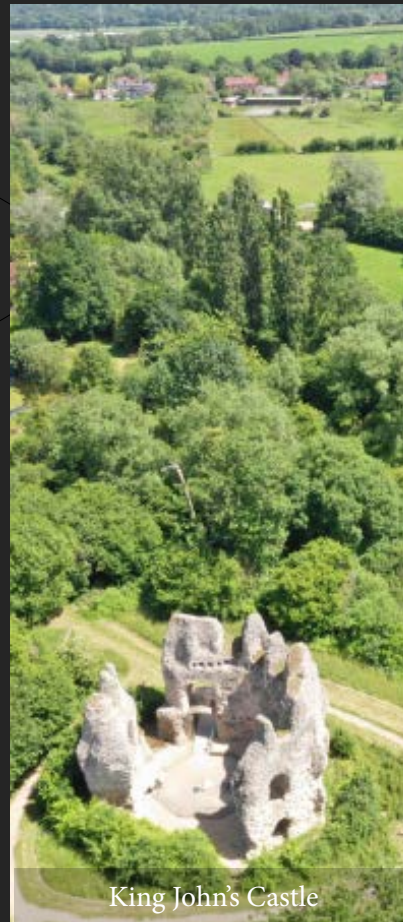
# Places of interest

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 D (60)

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 1BH. 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 D  
Haart (01256) 844844

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