

North Warnborough, Hampshire  
Two Bedroom Home



## 6 Terrys Cottage, The Street, North Warnborough, Hook, Hampshire, RG29 1BL

### The Property

Situated within the sought-after village of North Warnborough, this beautifully presented two-bedroom home has been extended, renovated and tastefully modernised to a high standard by the current owner and enjoys impressive views over farmland.

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

The property benefits from; two bedrooms, two bathrooms, two reception rooms, kitchen and externally a garden and summer house.

### Ground Floor

On the ground floor there are two good sized reception rooms along with a well-appointed bespoke, fitted kitchen with integrated appliances and under floor heating.

There is a useful lobby/boot room area with space for a washing machine/dryer and door out to the rear. The property has been extended to create a thoughtfully designed fitted shower room.

### First Floor

On the first floor are two generous bedrooms, one of which has a feature fireplace. The main bedroom benefits from a beautifully appointed fitted en-suite bathroom.

### Outside

Immediately to the rear of the property is a gravel courtyard with raised planting and new fencing with a gate to the main garden. Beyond is a substantial enclosed garden with a gravel area to the front and lawn to the rear with paving stones leading to a useful shed.

Tucked away at the end of the garden is a Summer House with power and lighting with doors opening to allowing you to enjoy the stunning views over farmland and would make an ideal home office or a place to just sit and relax.

### Further Information

Tax Band C, Hart District Council

### 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 10 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.

Odiham 1 mile, Hook 2 miles, Basingstoke 7.5 miles, Farnham 9.5 miles, M3 (Junction 5) 1.5 miles, Hook Station (London Waterloo).



























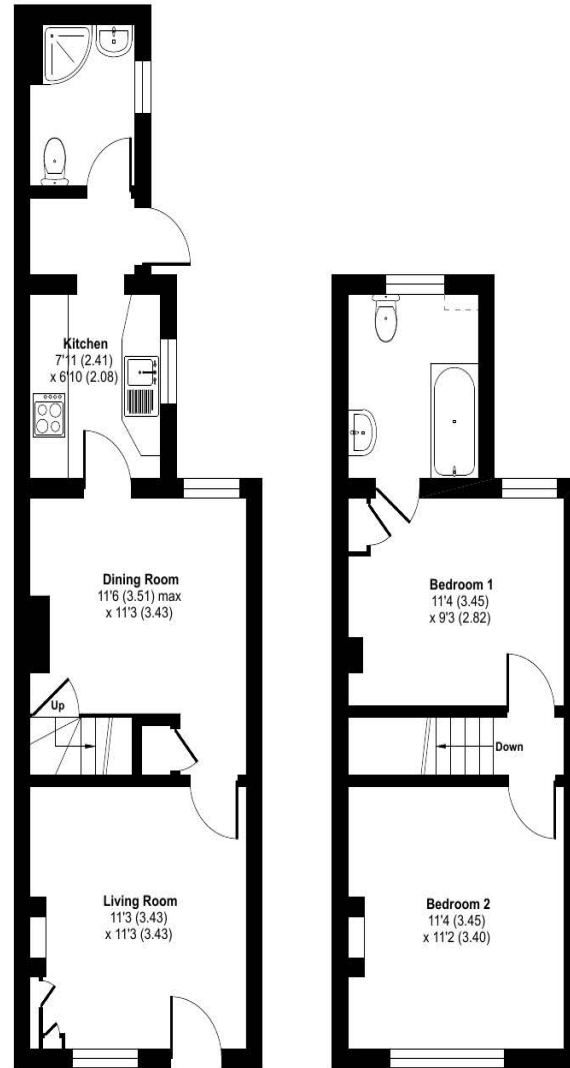
# The Street, North Warnborough, Hook, RG29

Approximate Area = 725 sq ft / 67.4 sq m

Outbuildings = 100 sq ft / 9.3 sq m

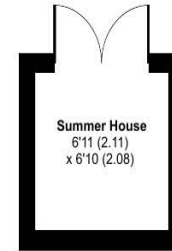
Total = 825 sq ft / 76.6 sq m

For identification only - Not to scale

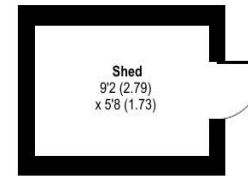


GROUND FLOOR

FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1160901

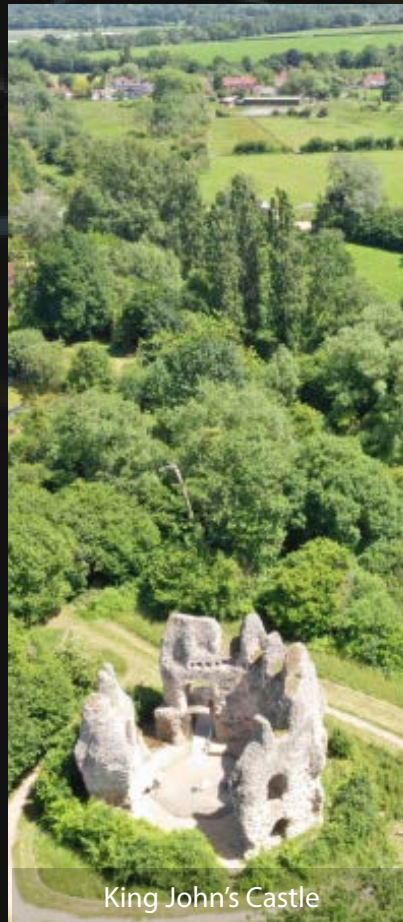
# Places of interest

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



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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.

Directions - Postcode RG29 1BL. 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 and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, water  
and gas central heating  
EPC - D(55)

### Local Authority

Basingstoke and Deane  
01256 844844  
Band C



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)