

Whitewater Cottage, North Warnborough, Hampshire  
Four Bedroom Detached House



# Whitewater Cottage, Hook Road, North Warnborough, Hampshire, RG29 1ET

## The Property

This charming four-bedroom family home enjoys an idyllic, picturesque riverside setting, nestled in just under one acre of beautiful established gardens and grounds, within the sought after village of North Warnborough. The garden extends down to the banks of the River Whitewater including an Island.

The property benefits from: four bedrooms, two bathrooms, three reception rooms, kitchen and externally: riverside location, gardens, parking, tennis court, annex and barn.

## Ground Floor

The grand reception hallway with sweeping staircase, leads through into the elegant living room with feature fireplace and attractive bay window overlooking the garden. The living room leads into the garden/breakfast room with French doors out to the garden enjoying the morning sunshine. Adjacent to the garden/breakfast room is the fitted kitchen which would benefit from modernisation with gas-fired Aga, slate work surfaces and breakfast bar. There is a utility area with gas boiler and useful walk-in larder. There is direct access from the utility area out to the covered carport via a stable door. There is a further reception room currently used as a dining room and a downstairs w.c./cloakroom.

## First Floor

The light-filled galleried landing leads to four good sized bedrooms and a family bathroom. The main en-suite double aspect bedroom with built in wardrobe, enjoys beautiful

views of the mature garden and beyond. The loft can be accessed from the landing via a drop-down ladder.

## Outside

The beautiful gardens and grounds sweep around one side of the cottage and to the rear. They are mainly laid to lawn with mature flower beds, rose beds, shrubs and trees. There is a wild garden area which encourages plenty of nature and wildlife. To the far end of the garden is a fruit cage and vegetable garden. The property sits next to the River Whitewater and a stream from Odiham runs along the other side of the garden. Along the banks of the river are day lilies and wild watercress along with wildlife including resident ducks and ducklings, Kingfishers, Herons and Egrets.

There is also a tennis court which is in need of resurfacing.

To one side of the cottage is a detached purpose-built annex currently being used as an office/library. To the other side of the driveway is a Grade II Listed, thatched barn with a mezzanine landing at one end. The thatch was last renewed approximately 10 years ago and the ridge done in January 2024.

Whitewater Cottage is tucked behind a neighbouring property and has rights of access over the drive to its own private gravel driveway providing parking for several cars.

Further Information:

Tax Band G, Hart District Council.

## 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.

Odiham High Street offers a good range of local amenities including doctors' surgery, dentist, Post Office and independent retailers and eateries, as well as a vibrant and active village community.

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.





























# Whitewater Cottage, Hook Road, North Warnborough, Hook, RG29

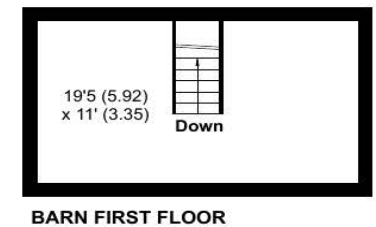
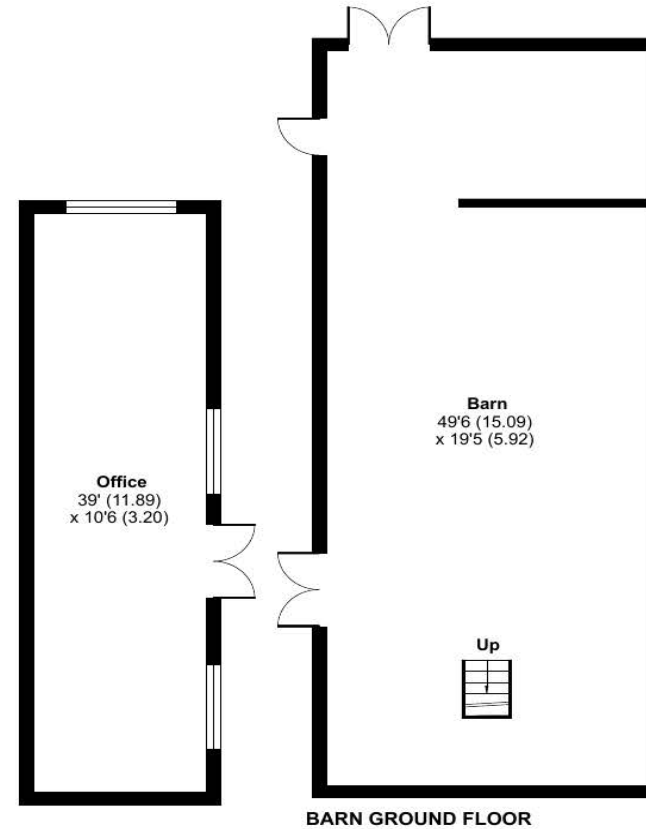
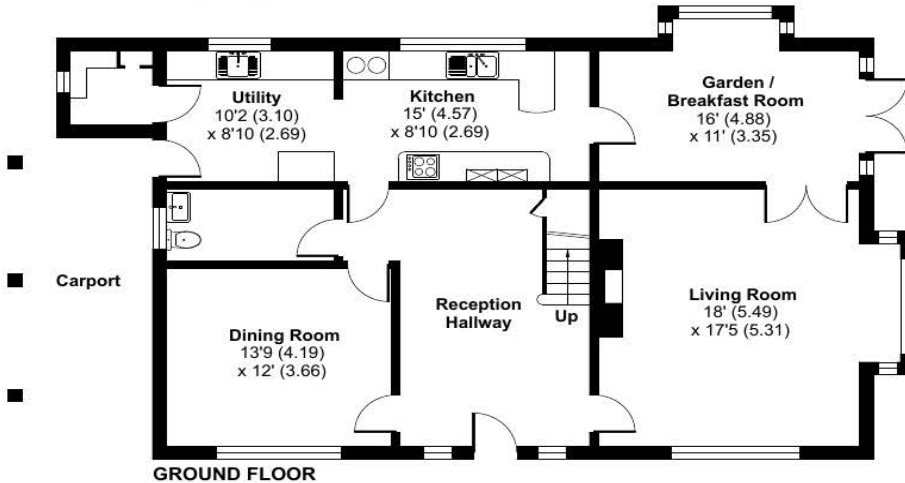
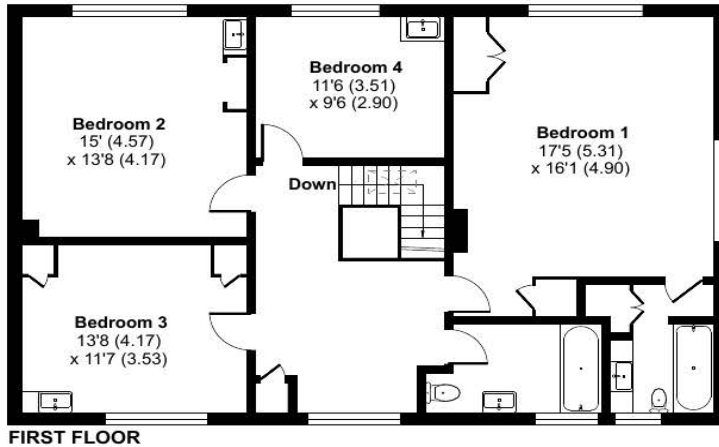
Approximate Area = 2303 sq ft / 213.9 sq m (excludes carport)

Annexe = 1180 sq ft / 109.6 sq m

Outbuilding = 410 sq ft / 38 sq m

Total = 3893 sq ft / 361.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for McCarthy Holden. REF: 1151678



# 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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 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 and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.  
EPC D (65)

### Local Authority

Hart District Council  
01252 622122  
Band G

McCarthy  
Holden 

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