

North Warnborough, Hampshire
Four Bedroom Home



Wesleyan, Hook Road, North Warnborough, Hook, Hampshire, RG29 1ER

Property

This beautifully presented detached, four bedroom family home is situated in the sought after village of North Warnborough. Wesleyan, a former church, is a truly unique home offering a stylish finish boasting a blend of contemporary with character.

The property benefits from; four bedrooms, three bathrooms, kitchen/living/dining room, garden and parking.

Ground Floor

You are welcomed into the property via an enclosed porch with built in storage, which leads through to the generous, well-appointed kitchen/dining room. The bespoke, Neptune kitchen with substantial island, also benefits from a range oven, granite work tops and ample storage. This leads to the elegant living room area with vaulted ceiling, feature fire place and striking stain glass window.

There is also an enclosed utility area and downstairs w.c.

There are two good sized bedrooms both of which have fitted en-suite bathrooms and built in wardrobes.

First Floor

On the first floor are a further two bedrooms, one of which has a bank of built in wardrobes and a raised area currently being used as an office. The bedrooms are served by a family bathroom with separate bath and shower.

Outside

To the rear is a private, enclosed garden with raised beds and pathway giving access to the side and front of the property. There are three private parking spaces opposite Wesleyan.

Location

This unique property is located in the village of North Warnborough, which has a general store located in the garage, a choice of pubs, award winning Newlyn's Farm Shop and Cookery School

and excellent walks out into the surrounding countryside near St John's Castle and the scenic Basingstoke canal path.

Nearby Odiham offers a range of shops and amenities including doctors, optician and dentists as well as a Post Office and restaurants, pubs and coffee shops and a weekly Friday market. North Warnborough is conveniently positioned between Odiham and Junction 5 of the M3 providing fast access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. There is a mainline station at Hook (about 1.8 miles) with trains to London Waterloo (from 1 hr). Odiham also enjoys thriving tennis and cricket clubs. The surrounding area is very well known for its fine Hampshire countryside providing outstanding opportunities for walking and riding.

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.

Tax band is F and local council is Hart District.





















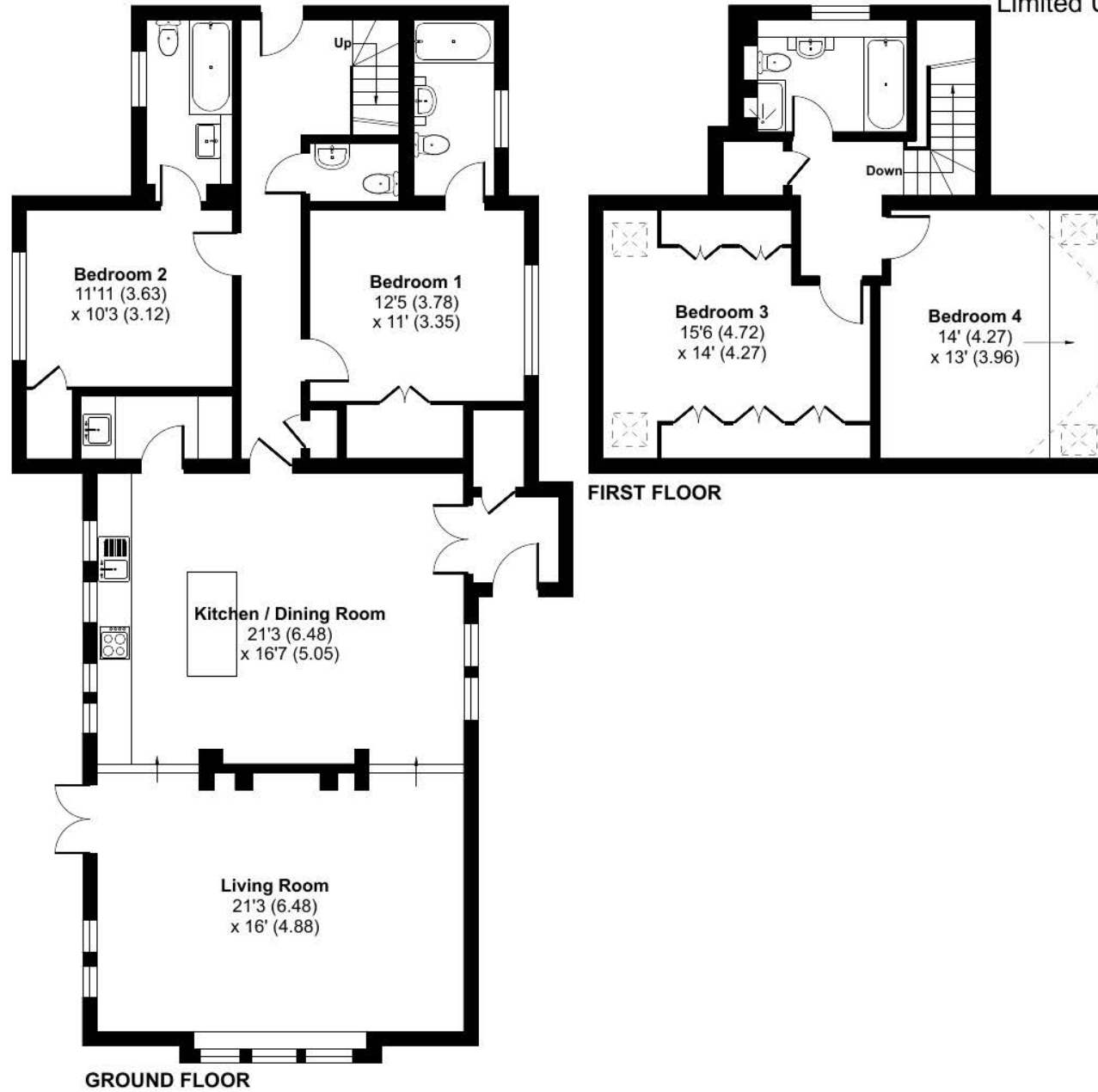


Approximate Area = 1936 sq ft / 179.8 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1956 sq ft / 181.6 sq m

For identification only - Not to scale



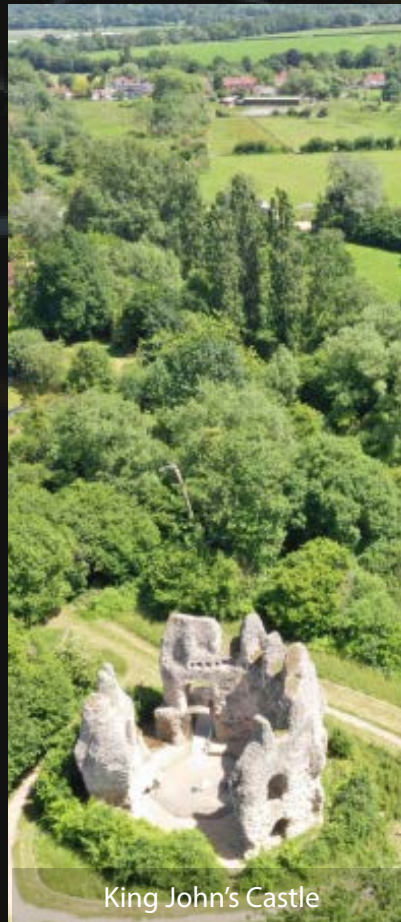
Places of interest

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

Consumer Protection Regulations

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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 1ER. 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(62)

Local Authority

Hart District Council
01252 622122
Band G



www.mccarthyholden.co.uk