

North Warnborough, Hampshire
Three Bedroom Detached Home



The Old Cottage, Mill Corner, North Warnborough, Hook, Hampshire, RG29 1HE

The Property

Situated within the sought after village of North Warnborough, this charming, well-presented three-bedroom, detached cottage boasts a wealth of character and charm throughout.

The property has been tastefully extended and updated by the current owners.

Benefits to the property include; living room, kitchen/dining room, office, utility/boot room, two bathrooms and externally; garden and parking.

Ground Floor

There is a spacious entrance hallway leading through to a delightful living room which benefits from a lovely feature log burning fire place with French doors out to the rear garden.

The generous, light and airy, well-appointed fitted kitchen/dining room with integrated appliances has a door leading out to the garden.

There is a further reception room currently being used as an office along with a useful utility/boot room and separate downstairs cloakroom.

First Floor

On the first floor are three bedrooms, two of which have built-in storage. The main bedroom benefits from a fitted en-suite, walk-in shower room. There is a family bathroom suit with over-bath shower.

Outside

To the rear of the property there is an enclosed garden which is mainly laid to lawn with mature planting and flower borders. A decked area makes an ideal spot for entertaining or relaxing in the sunshine.

To the front of the cottage there is a paved driveway providing off road parking and a pathway to the front door.

Further Information

Tax Band E, Hart District Council.

Location

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.

Nearby Odiham High Street 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).

















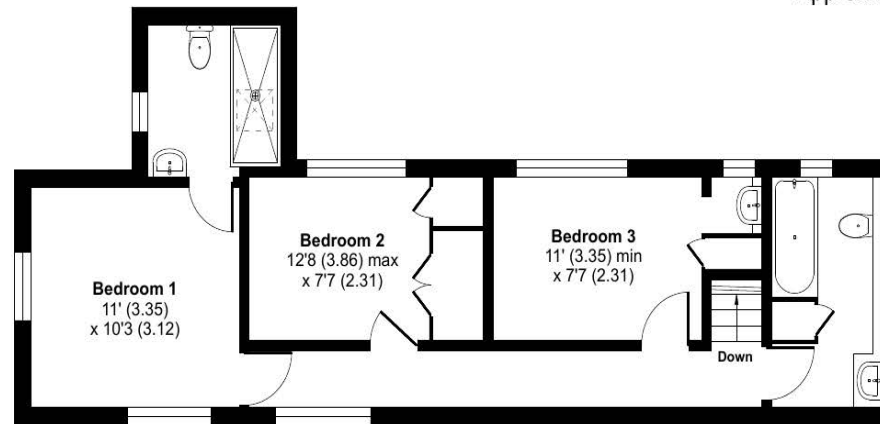




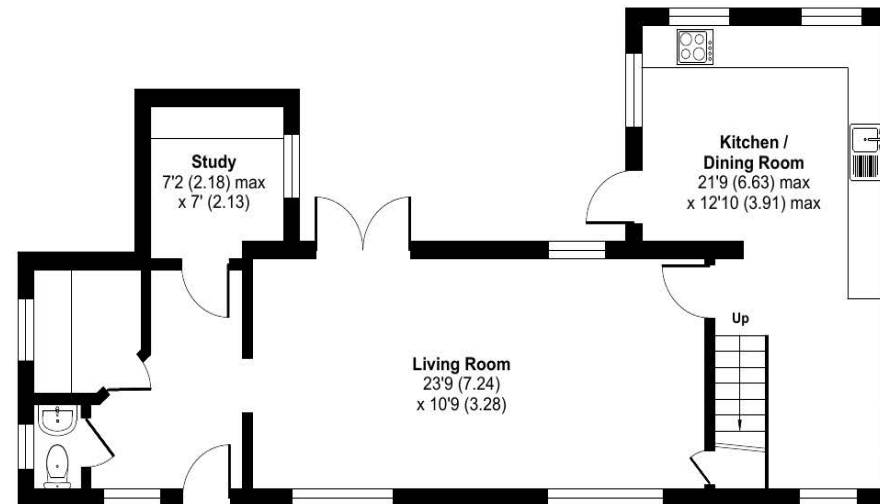
Mill Corner, North Warnborough, Hook, RG29

Approximate Area = 1207 sq ft / 112.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for McCarthy Holden. REF: 1161612

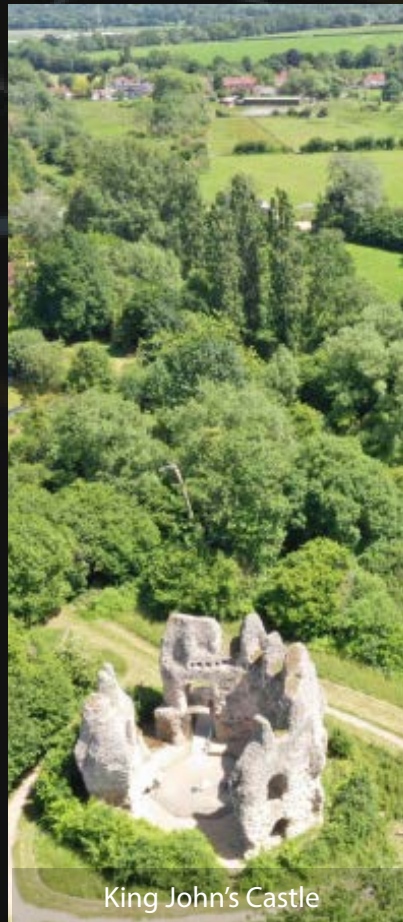
Places of interest

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

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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 1HE. 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 - E(53)

Local Authority

Basingstoke and Deane
01256 844844
Band E



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