

Dunleys Hill, North Warrborough, Hampshire  
One bedroom ground floor apartment.



## 7 Priors Corner, Dunleys Hill, North Warnborough, Hampshire, RG29 1GB

### The Property

Situated within the sought after village of North Warnborough, this ground floor one bedroom apartment is located within Priors Corner which is part of 16 unique apartments converted in 2021. Benefits to this property include allocated parking, share of freehold with a long lease, secure video entrance system and a 10 year warranty from 2021 and an ideal first time buy or investment property.

### Accommodation

Accommodation comprises of front door which opens into a small hall area which has room for storage and opens into the open plan living/dining/kitchen area. This light and airy accommodation offers a beautiful kitchen with a range of fully fitted integrated Bosch appliances including oven, induction hob, dishwasher, and additional appliance space. Within the living room you have storage and access into the bathroom and bedroom.

The main bedroom is found at the back of the apartment which benefits from built-in wardrobe space and window overlooking the front of Priors Corner.

There is a separate well-proportioned bathroom with a generous shower with overhead rainforest shower, W.C, and wash hand basin.

### Outside

The enclosed car park offers each property an allocated parking space and you have the added extra bonus of a secure bike storage area.

### 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 as well as mainline rail links into London Waterloo from Hook and Winchfield Stations. 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.

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 High Street is approximately a 10 minute walk and offers a good range of local amenities including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community.

### Leasehold Information

- Share of Freehold with a 999 year lease from 2021
- Service charge £105 per month

Tax band is B and local council is Hart District.





















## UNIT 7 FLOOR PLAN

Kitchen/Living  
2.99m (max) x 4.53m

Bedroom  
3.55m (max) x 3.00m (max)

Bathroom  
2.52m x 1.44m



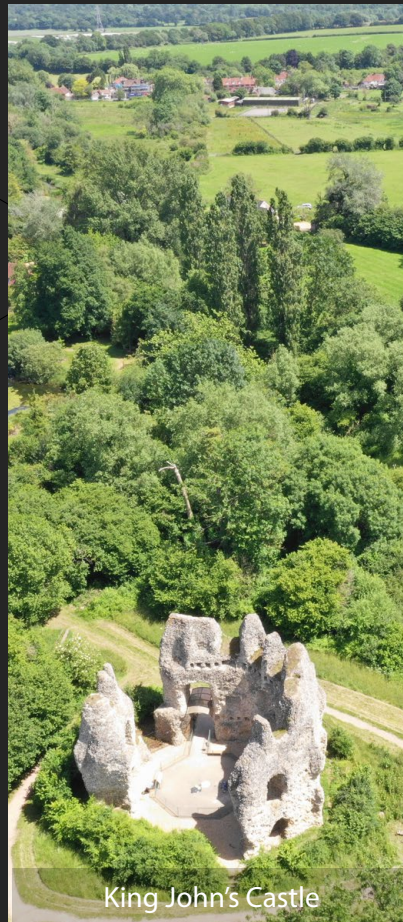
# Places of interest

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 1GB. 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 - C 78

### Local Authority

Hart District Council  
01252 622122  
Band B

McCarthy  
Holden 

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