

North Warnborough, Hampshire
Three Bedroom Character Home



3 Chapel Cottage, The Street, North Warnborough, Hook, Hampshire, RG29 1BG

Property

Situated in the centre of the popular village of North Warnborough, this well-presented, characterful, three-bedroom home is set back from the road in a desirable location. The property is offered to the market with no onward chain.

Accommodation includes; three bedrooms, living/dining room, kitchen, utility area, downstairs w.c., bathroom and externally a garden, driveway and garage.

Ground Floor

The property is entered via a porch with stable door through to the bright, spacious living/dining room with feature log burning fire place.

To the rear is a well-appointed, fitted kitchen leading through into a useful utility area offering plenty of storage. There is also a downstairs cloakroom.

First Floor

On the first floor the property offers three good sized bedrooms, with the third bedroom currently being used as an office and the front bedrooms

benefitting from lovely views across the village. There is also a generous family bathroom suite with over-bath-shower.

Outside

To the front of the property is a private, enclosed garden mainly laid to lawn and a generous gravel driveway. There is also access to the side and rear of the property via a side gate.

From the main road there is a shared driveway which leads to the property and a private garage.

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

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.

Tax band is E and local council is Hart District.













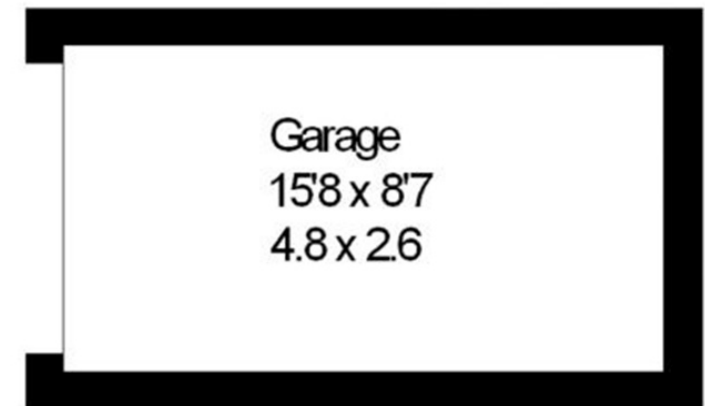
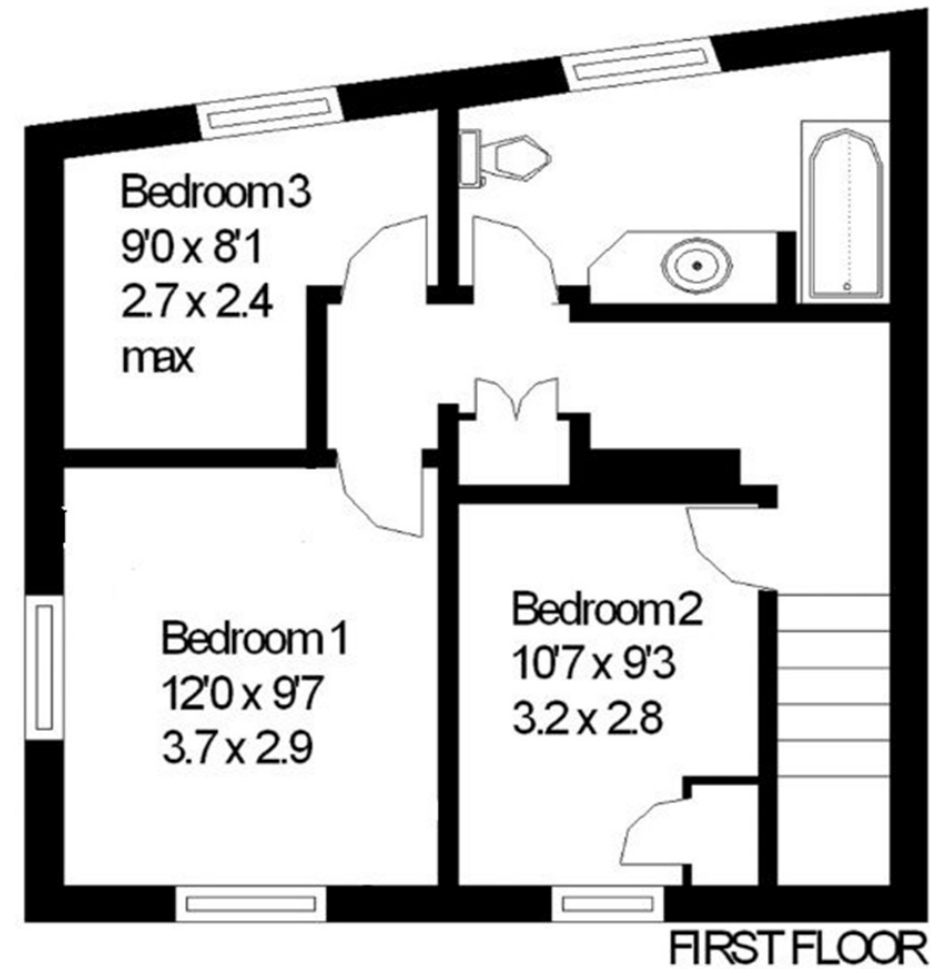
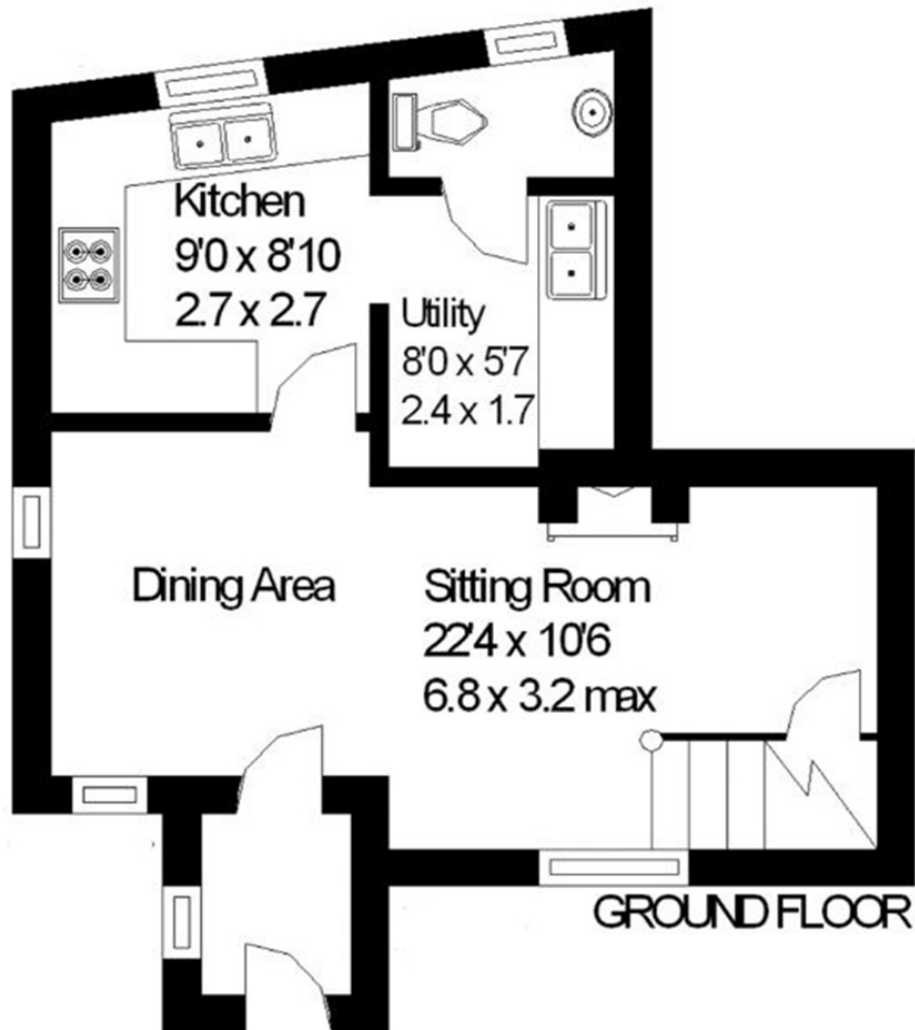








Chapel Cottage, North Warnborough



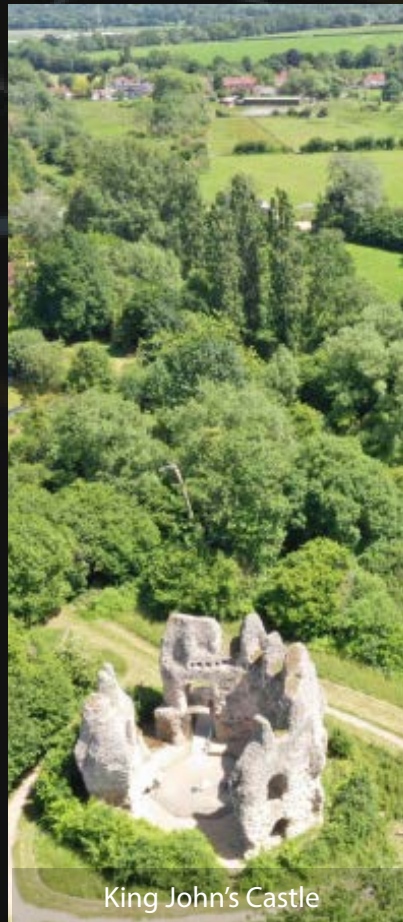
Places of interest

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 1BG. 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(69)

Local Authority

Hart District Council
01252 622122
Band E

McCarthy
Holden 

www.mccarthyholden.co.uk