

South Warnborough, Hampshire
Three Bedroom House



4 Alton Road, South Warnborough, Hook, Hampshire, RG29 1RT

The Property

This spacious, three-bedroom family home is situated in the desirable village of South Warnborough and is offered to the market with no onward chain.

Benefits to the property include: three bedrooms, two bathrooms, kitchen/breakfast room, living room, family room and externally: garden, driveway parking and garage.

Ground Floor

The entrance hall leads through into the family room with feature fireplace suitable for a log burner to be installed. To the front of the property is a well-proportioned double aspect living room.

To the rear of the property is a light, bright fitted kitchen/breakfast room with partially integrated appliances and double doors out to a paved patio overlooking the rear garden and countryside views beyond.

There is also a cloakroom and utility room with door through into the generous integral garage.

First Floor

The spacious main bedroom with built-in-wardrobes benefits from a dressing area with an en-suite bathroom. There are a further two bedrooms both of which have built-in-wardrobes and a family bathroom suite with separate shower.

Outside

To the rear of the property is a private enclosed garden, mainly laid to lawn with mature planting, shrubs and trees with beautiful views over the adjoining countryside. There is also a patio area overlooking the main garden making it an ideal for entertaining area.

To the front is an enclosed lawned garden and driveway parking leading to the double length garage with lighting, power and access out to rear garden.

Location

The village of South Warnborough has a general store with cafe, a village hall, St Andrew's Church, recreation ground/ play park along with The Poacher Inn.

More extensive shops are available in the nearby villages of Odiham and Hook providing a broad range of independent shops, restaurants along with day-to-day facilities including a supermarket, post office, church, public houses, health centre and dentists.

There are well regarded independent state and private schools, including Long Sutton primary school, Lord Wandsworth College, Robert May's Senior School, Alton Schools and Alton College of Further Education. The major towns of Alton, Basingstoke, Farnham, Fleet and Reading, and the M3 are a short drive away.

Tax band is D and local council is Hart District.















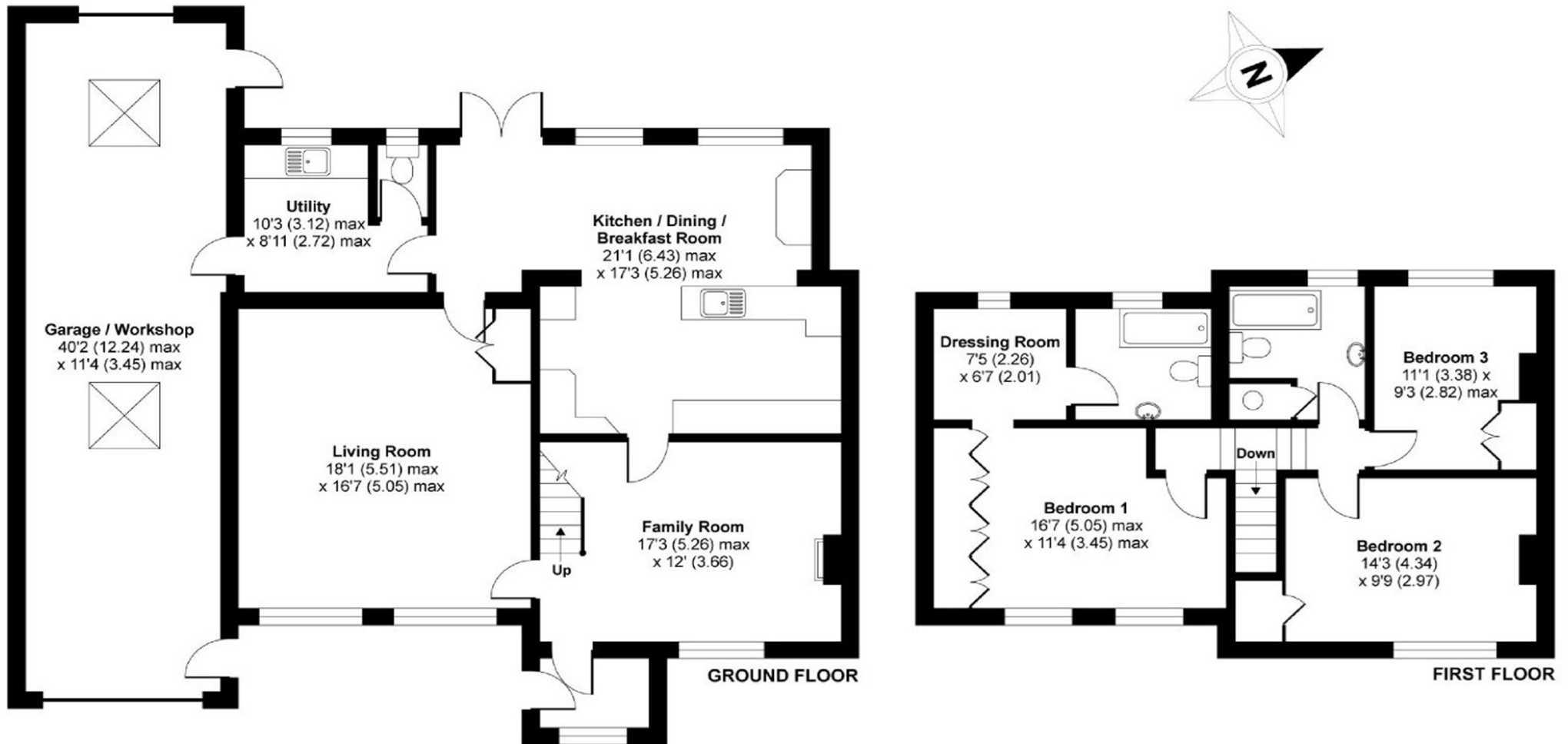






Alton Road, South Warnborough, Hook, RG29

APPROX. GROSS INTERNAL FLOOR AREA 2130 SQ FT 197.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for McCarthy Holden REF : 98679

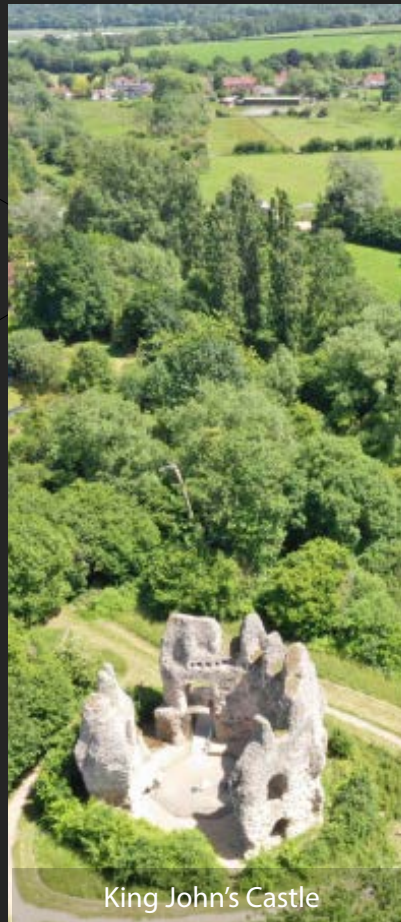
Places of interest

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 5 miles 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 1RD. 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 septic tank.

EPC - D(67)

Local Authority

Hart District Council
01252 622122
Band D

**McCarthy
Holden** 

www.mccarthyholden.co.uk