

Hook Road, North Warnborough, Hampshire
Two Bedroom end of terrace house.



3 Alexandra Terrace, Hook Road, North Warnborough, Hampshire, RG29 1EP.

The Property

Situated within the sought after village of North Warnborough, this two-bedroom end of terrace cottage is offered to the market with flexible and spacious accommodation throughout. Benefits to this property include one parking space, two reception rooms, enclosed rear garden and no onward chain.

Ground Floor

Accommodation comprises of a light and airy entrance hall with access into the living room which offers a beautiful feature fireplace. Next to the living room the dining room is found which offers a second fireplace and access into the kitchen and conservatory. The kitchen offers a range of units, work surfacing, integrated appliances, and additional appliance space. The accommodation on the ground floor is finished with the conservatory which overlooks the rear garden and utility room/wash room.

First Floor

On the first floor the property has two spacious bedrooms both with built in wardrobe space. The family bathroom finishes the first-floor accommodation with a sink, toilet, and bath with shower over the bath.

Outside

The spacious enclosed rear garden offers mature planting, trees and flower beds. At the rear of the property, you will find a patio area which is ideal for al fresco dining. At the front the property offers allocated parking for one car.

Location

The village of North Warnborough offers 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.

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 D and local council is Hart District.















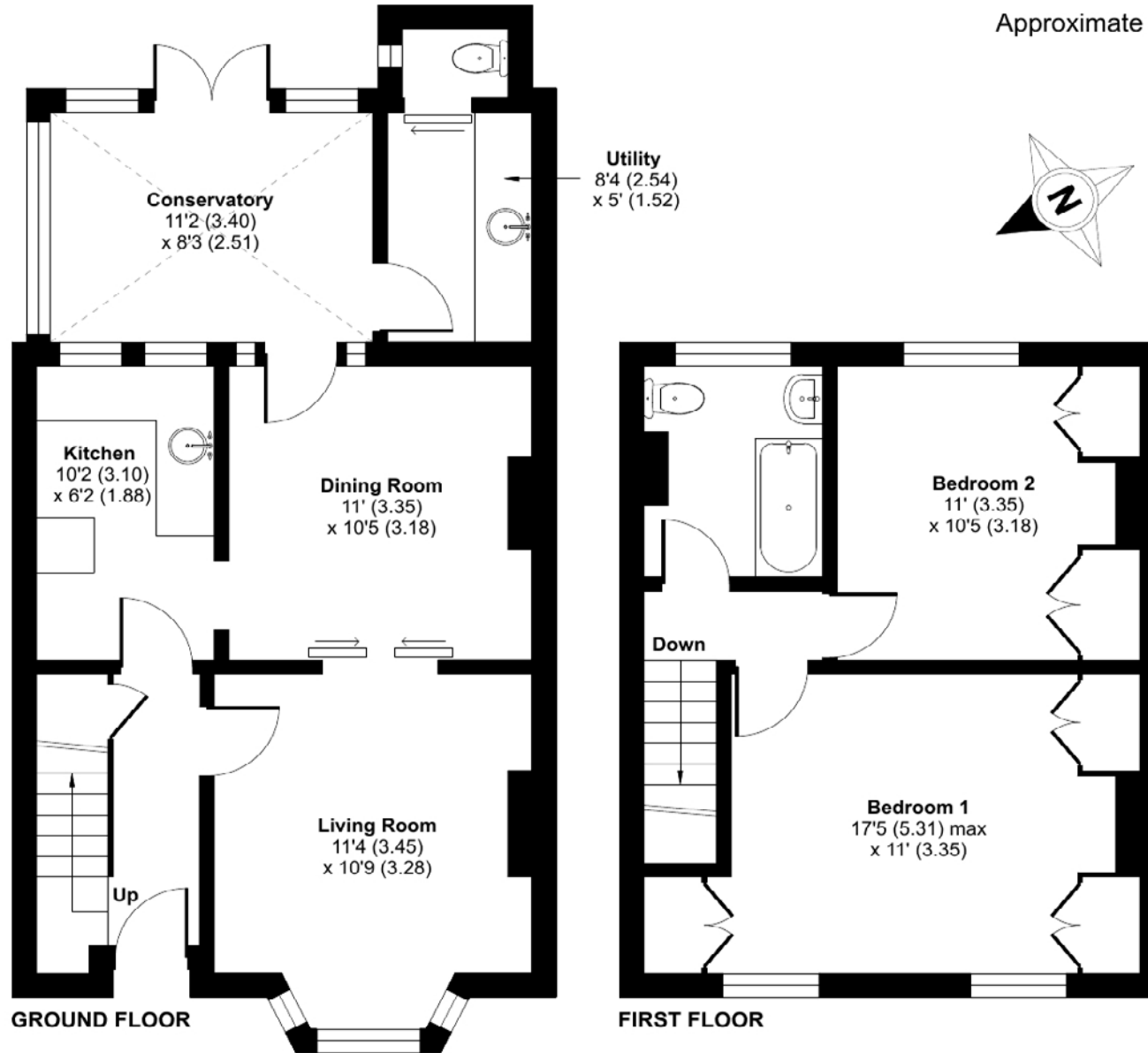




Alexandra Terrace, Hook Road, North Warnborough, Hook, RG29

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for McCarthy Holden. REF: 1095335

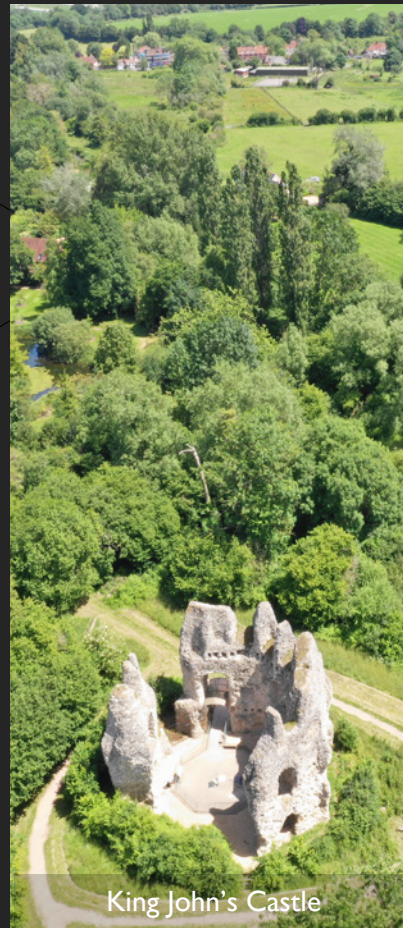
Places of interest

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 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 1EP. 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 heating and mains drain

EPC - D 57

Local Authority

Hart District Council
01252 622122
Band D

McCarthy
Holden 

www.mccarthyholden.co.uk