

The Street, North Warnborough, Hampshire
Two Bedroom Cottage.



7 Terrys Cottage, The Street, North Warnborough, Hampshire, RG29 1BL.

The Property

Situated within the sought-after village of North Warnborough, this two-bedroom end of terrace home is offered to the market for the first time in over 50 years. Benefits to this property include two reception rooms, scope to extend, rear garden overlooking farmland and no onward chain.

Ground Floor

The front door opens directly into the lounge with a gas fireplace which creates a charming focal point to the room. The lounge leads into the dining room which offers a gas fireplace and access to the first floor as well as views over the rear of the property. The kitchen offers space for a range of cabinets, oven, washing machine and fridge/freezer. Access to the rear of the property is found from the kitchen and outside the rear of the kitchen a door can be found giving access to an outbuilding which offers a W/C and could be used as a utility room.

First Floor

On the first floor, the property has two generous sized bedrooms with the bathroom found through bedroom two. The bathroom comprises of a wash-hand basin, W/C and bath.

Outside

The rear garden offers a courtyard setting from the kitchen which opens into the main garden. The garden is mainly laid to lawn with a mixture of flowers, shrub beds and small trees throughout. At the bottom of the garden, you have views over farmland and an ideal position for a home office to be situated.

Location

The village of North Warnborough has a very strong and active community and sits between the villages of Greywell, Upton Grey and Odiham. It has good transport links including the M3 jct5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo. The Village of Odiham, within 1 mile of the property,

offers a full range of everyday amenities and shops including doctors' surgery, dentists, banks, Post Office and independent retailers and eateries. Local schools such as Mayhill, Buryfields and Robert Mays are well regarded.

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).

Council Hart and tax band is C.









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Indesit











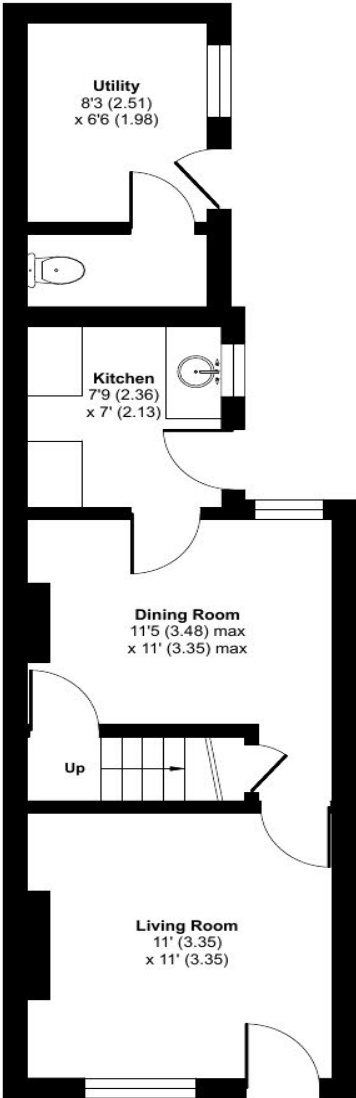
The Street, North Warnborough, Hook, RG29

Approximate Area = 622 sq ft / 58 sq m

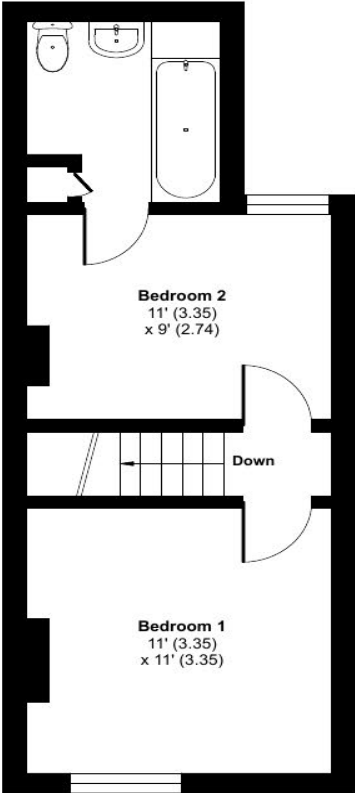
Outbuilding = 76 sq ft / 7 sq m

Total = 698 sq ft / 65 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 934202

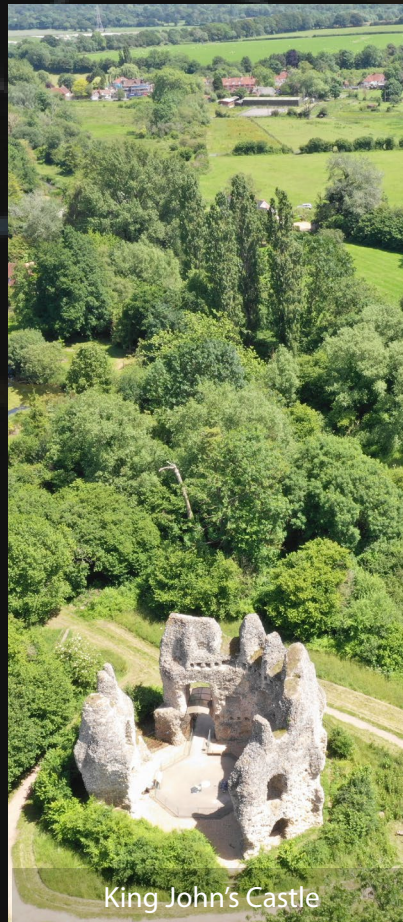
Places of interest

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 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 1BL. 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 - E 39

Local Authority

Hart District Council
01252 622122
C

McCarthy
Holden 

www.mccarthyholden.co.uk