

NORTH WARNBOROUGH, ODIHAM, HAMPSHIRE.



The Property

This distinctive period property is a landmark Grade II Listed family home, known locally as The Cat, which offers a wealth of character which is equalled by the history surrounding the property.

Accommodation is generous and offers four double bedrooms, plus two bonus rooms on the second floor, four well sized reception rooms and a kitchen with separate utility room. Outside the garden wraps round the house and offers a large patio area with historic well, vegetable beds and various flower and shrub beds. There is a large wooden workshop with double door access for vehicle access. There is a detached double garage power and light and workbench.

There is access to wonderful walks nearby including along the Basingstoke canal, yet this location benefits from ease of access to London, Heathrow and the M3 motorway, and of course towns such as Farnham, Reading, and Basingstoke.

Ground Floor

The downstairs accommodation offers flexible use and is currently set up to offer a dining room (a dual aspect room with door leading into the garden, inglenook fireplace with beam over, beams to ceiling) a snug with fireplace and log burner, a study, a sitting / living room (in the oldest part of the property with a wealth of character features including exposed beams and a charming fireplace), a farmhouse style fitted kitchen with Aga and a utility room with cloakroom and w.c..

First Floor

The upstairs accommodation is generous and well laid out, with the master bedroom benefiting from an adjacent en-suite shower room. There are four spacious double bedrooms, all with built in wardrobes. There is a family bathroom on the first floor. In addition, there are two bonus rooms on the second floor which have been used as bedrooms from time to time. Through half of the first floor are stunning wide elm floorboards and exposed beams to wall and ceiling.

Grounds

To the side of the property is a gravel drive providing parking for several cars and leading to the garage. Immediately to the rear of the house is a large patio with retaining wall surrounding the seating area and nearby there is a well.

There is further patio and lawned area with well established borders and vegetable beds. There are brick built stores including an outside w.c., wood store and garden store.

The detached garage is accessed through double opening wooden doors.

The workshop is of wooden construction. It also benefits from double opening doors which gives access for vehicles.

Location

Held by King Harold before the Norman invasion of 1066, North Warnborough and Odiham had become a royal burgh by 1086. Half-way between Winchester and Windsor, the Saxon kings maintained a palace and lodgings in Odiham. By 1207 work had begun on King John's castle in 20 acres (81,000 m²) of meadowland at North Warnborough, the ruins of which stand by the canal, itself a Site of Special Scientific Interest (SSSI) and a unique conservation area.

Today, North Warnborough consists of a conservation area, bounded by Mill Corner in the north and The Street in the south. Most of the village's 40 listed buildings lie within the conservation area. The Cat is in the centre of the conservation area and is within close proximity of The Millhouse and North Warnborough Green which has the ford and gives access to the canal and extensive walks.

The property is located about mile from the charming village of Odiham. There is excellent schooling in the area including Mayhill, Buryfields and Robert May's.

Heathrow Airport is about 35 miles, Farnborough Airport is about 11 miles distant and Southampton Airport about 35 miles. Private aircraft facilities are also available at Blackbushe Airport (about 8 miles). Hook is approximately 1.5 miles and offers access to M3 (junction 5) and mainline train station (Waterloo approx. 50 mins). The larger towns of Farnham (approximately 8 miles) and Basingstoke (approximately 7 miles) offer more extensive shopping.

Telephone 01256 704851 for further details.



















The master bedroom suite benefits from an en-suite shower room adjacent





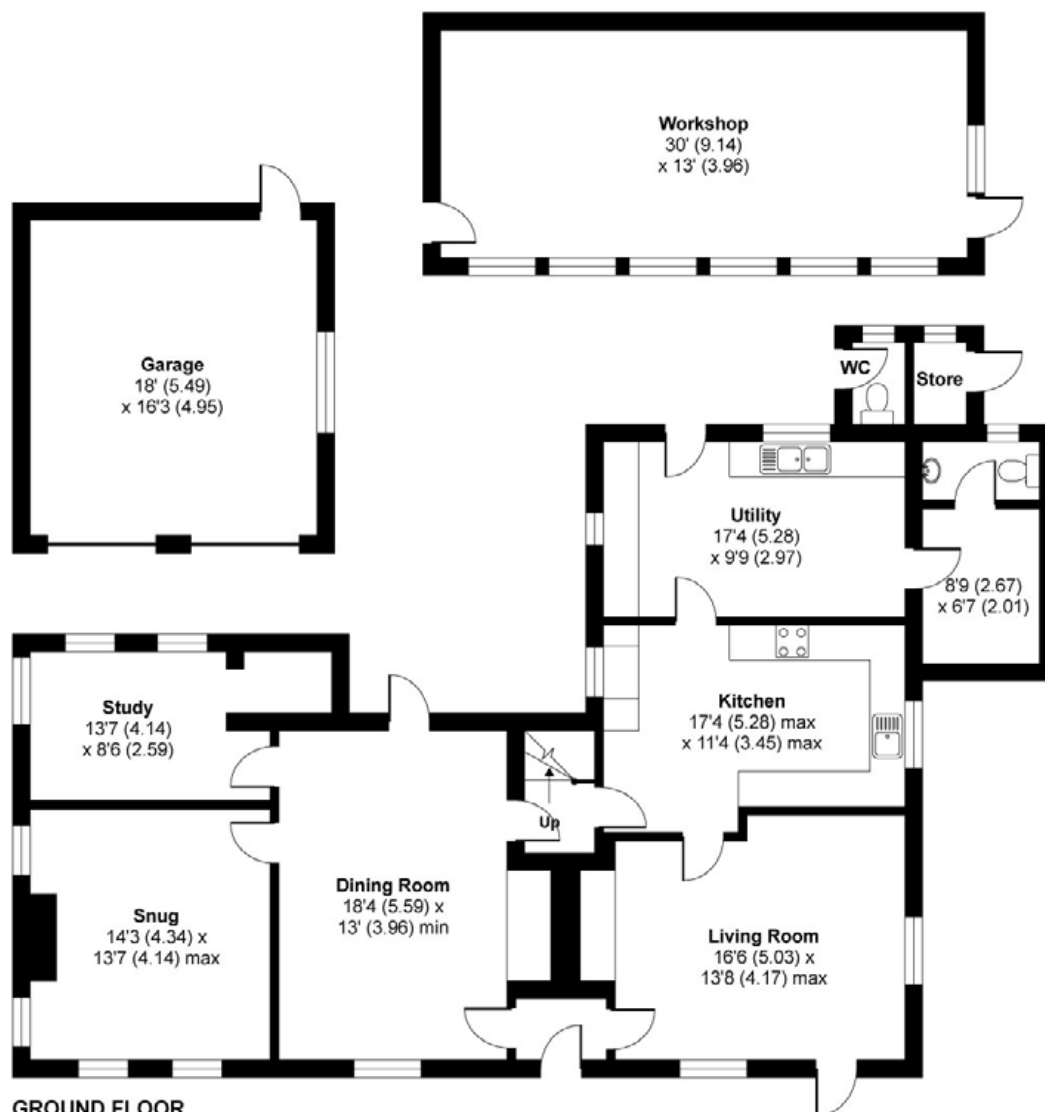


On the first floor there are five bedrooms, three with with an en-suite bathroom or shower room. In addition there is a fine family bathroom.

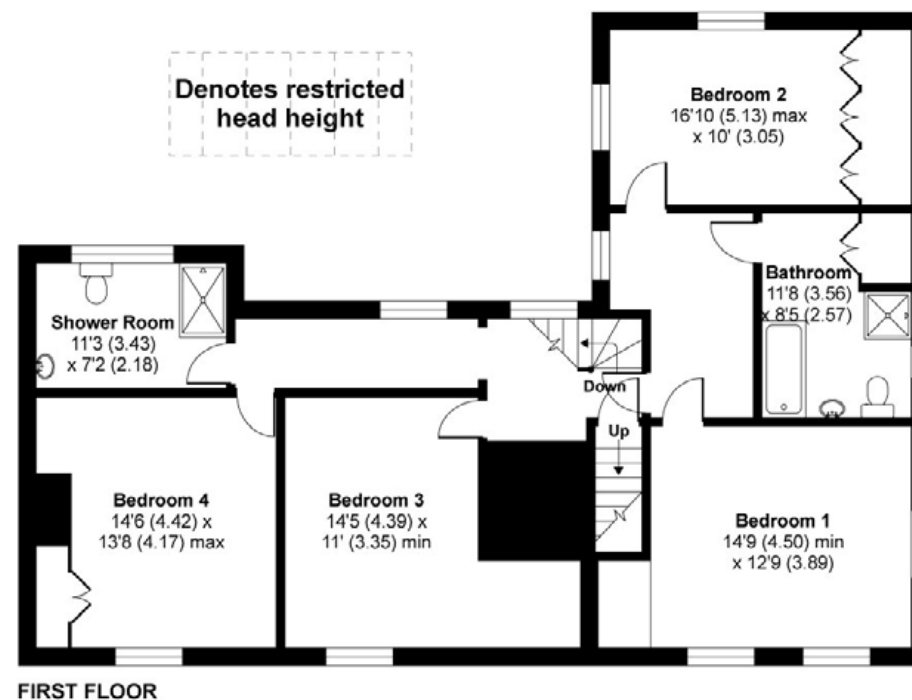
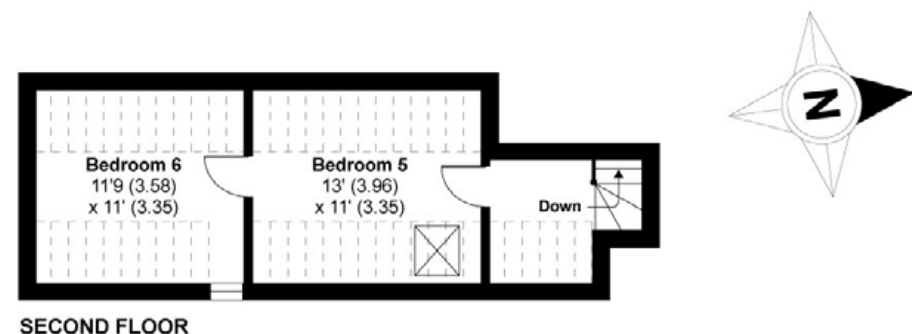


Hook Road, North Warnborough, Hook, RG29

APPROX. GROSS INTERNAL FLOOR AREA 3087 SQ FT 286.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / WC / STORE / WORKSHOP & INCLUDES GARAGE)



GROUND FLOOR



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.

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Directions - Postcode RG29 1EU. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains, electric, water. Private drainage
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EPC: Ordered - awaiting details

Local Authority
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