



Barn House, Hook Road, North Warnborough

McCarthy
Holden

Offers Over £1,275,000



Barn House, Hook Road,

North Warnborough

Situated in the sought-after village of North Warnborough, a wonderful Grade II listed former barn has been converted into a fabulous family home. Offering a wealth of character and charm throughout. Council Tax band: G

Tenure: Freehold

- Five Bedrooms
- Three Reception Rooms
- Mature Garden with Heated Swimming Pool
- Two Bathrooms
- Detached Granary
- Driveway Parking & Double Garage



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Holden







Property

Situated within the sought-after village of North Warnborough, this wonderful Grade II listed former barn was converted in the 1970's to a family home. Barn House offers a wealth of character and charm throughout.

Ground Floor

You are welcomed into the spacious entrance hall with striking oak staircase and downstairs W/C. The elegant, light and airy 24ft living room enjoys views over the rear garden, a feature Minster fireplace and access to a spacious study beyond.

The heart of the home is the generous well-appointed, fitted kitchen/breakfast room with integrated appliances, Aga, exposed beams, and plenty of storage. There is a further reception room which would make an ideal dining room.

A door from the kitchen leads to an second entrance/boot room giving direct access to the rear garden and into the attached double garage offering ample storage and scope, STPP, to convert the room above.

First Floor

On the first floor are five good sized bedrooms. The charming main bedroom benefits from a walk-in wardrobe and an en-suite shower room. Bedrooms two and three offer built in wardrobe space. There is a family bathroom with traditional style, five-piece suite, including a separate corner shower.

Outside

The beautiful enclosed rear garden, which is mainly laid to lawn, has wonderful mature flower borders, trees and shrubs. Two patio areas overlook the garden making ideal places for entertaining and alfresco dining. There is also a swimming pool. To the front of the property is a gravel driveway with ample parking and central turning circle giving easy access in and out.

There is a separate characterful granary next to the double garage providing an opportunity for development STPP.

Location

North Warnborough is a small village situated in Northeast Hampshire. Neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house. The London-Basingstoke Canal conservation area passes through the middle of the village, bounded to the north by the river Whitewater with several fantastic countryside walks on the doorstep.

The nearby historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, dentists, Co-op Supermarket with Post Office, together with a small Co-op supermarket, coffee shops, public houses and restaurants.



Barn House, Hook Road, North Warnborough, Hook, RG29

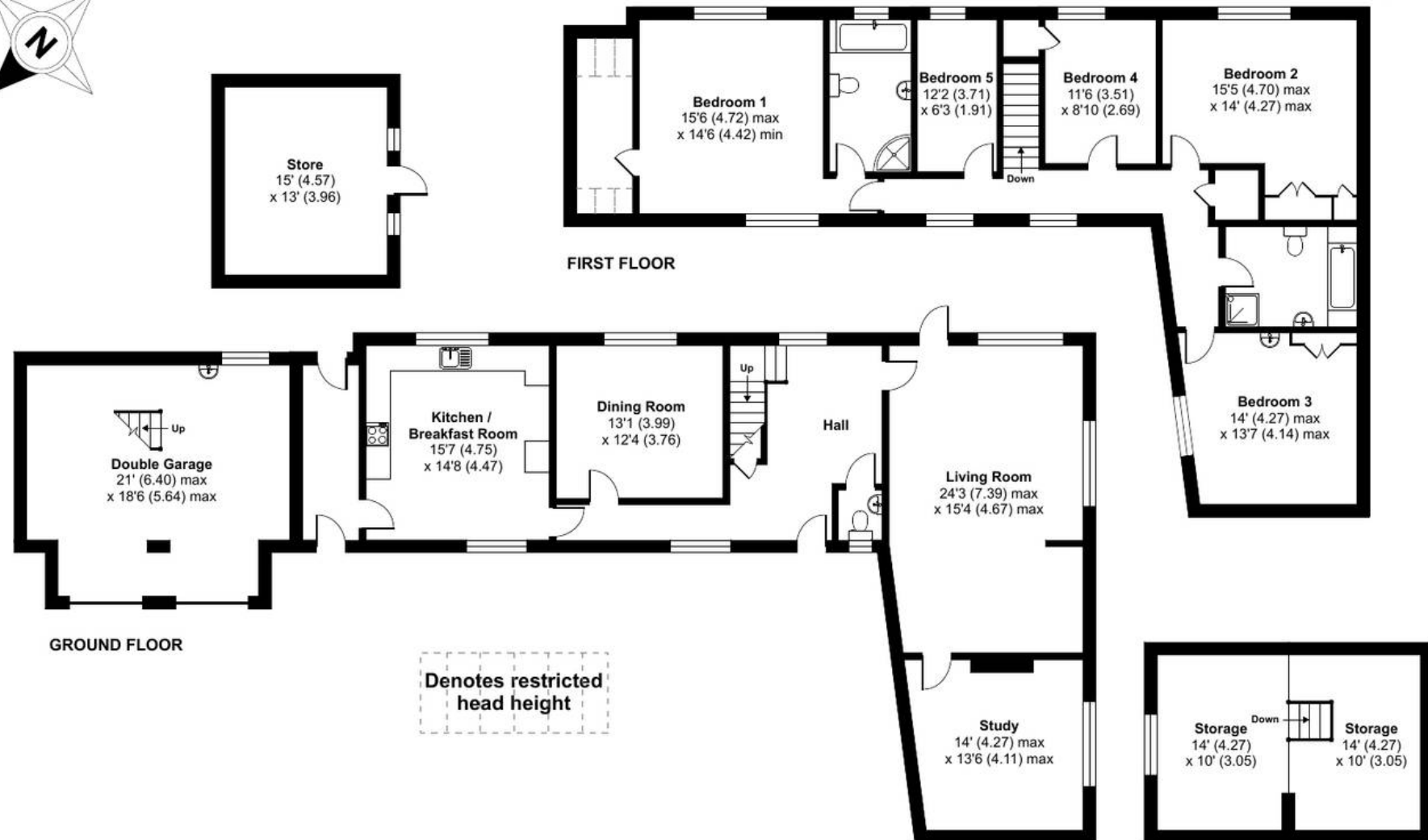
Approximate Area = 2538 sq ft / 235.8 sq m

Limited Use Area (s) = 22 sq ft / 2 sq m

Garage / Storage = 660 sq ft / 61.3 sq m

Store = 195 sq ft / 18.1 sq m

Total = 3415 sq ft / 317.2 sq m





McCarthy Holden, Odiham

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