

Nevills House, North Warnborough



A glorious five bedroom, five bathroom Georgian Gem.

Nevills House is an attractive Grade II Listed Georgian building in the heart of this popular north Hampshire village. With charming later additions, Nevills House has an interesting local history having been a bakery, grocery store and tannery over the last two hundred years.

Nevills House has recently undergone significant renovation and a careful modernisation whilst ensuring the property retains the character of its age with panelled internal doors, high ceilings, exposed timbering and sash windows, some retaining their original box shutters. Upon entering the house, the hallway has rooms on either side. The kitchen/breakfast room is beautifully appointed and equipped with high-end appliances including an induction hob, oven, Quooker hot tap, and integrated appliances. Adjacent to the kitchen is the sitting/dining room, adorned with a magnificent cornice and an impressive feature fireplace housing a wood burner. Exposed timbers add to the character, while large sash windows draw in light. A newly built entrance porch to the side provides excellent space for boots and coats.



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There is a versatile space that could be transformed into an annexe if desired that is currently used as a music room/play room with a spiral staircase leading to a fifth bedroom above and a shower room and laundry on the ground floor. On the first floor are three generously sized double bedrooms, with the second and principal bedrooms featuring en-suite bathrooms. Another bathroom is conveniently located off the landing. On the second floor is a further double bedroom with an en-suite and access to eaves storage. Each room has been thoughtfully designed to create stylish living space.

Outside

Outside, an enclosed south facing garden is mostly lawned with an area of patio for outside entertaining. A pedestrian gate grants access to the parking area for two vehicles.





Services

All mains services. Gas fired heating.
Local Authority: Hart District Council
Council tax: Band G
Tenure: Freehold
what3words ///hologram.activates.revealing
Postcode: RG29 1EU

Situation


Nevills House enjoys a prime location on the outskirts of the highly desirable village of Odiham. This enchanting and vibrant market village boasts a picturesque Georgian high street with boutique shops and restaurants. Additionally, it hosts a weekly market showcasing local produce and offers essential amenities such as a medical centre, dentists, and an optician. For a wider range of shopping and recreational options, Fleet, Basingstoke (8 miles), Farnham (8.5 miles), and Guildford (18 miles) are nearby. The property benefits from its convenient proximity to transportation links, including the M3 [J5] (2.5 miles) and the mainline stations at Hook (2 miles) and Winchfield (4 miles), facilitating easy commuting (London Waterloo 49/53 minutes). Heathrow Airport 28 miles. All distances and times are approximate. Education is well catered for in the area, with an outstanding primary school within Odiham and the esteemed Robert May's secondary school. Daneshill, Edgeborough, Elstree, Cheam, Lord Wandsworth College, St Neots, Yateley Manor, St Nicholas, and Wellington College, are all situated in the vicinity.

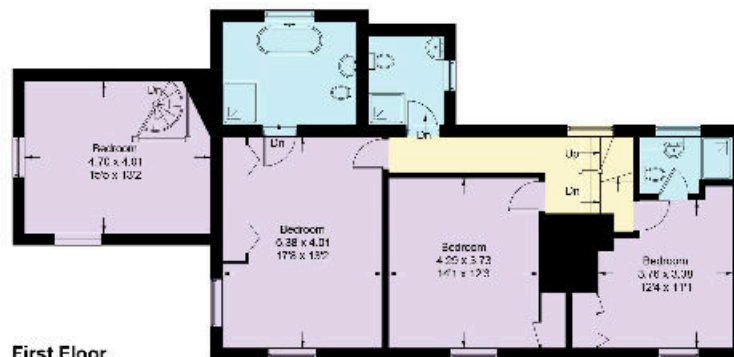




Approximate Gross Internal Area = 249.5 sq m / 2686 sq ft



 = Reduced headroom below 1.5m / 5'0



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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