

wpr

Foxup

South Warnborough, Hook, Hampshire, RG29 1RP

Price Guide £900,000





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- Shop/Post Office & bus stops 0.2 mile
- Odiham within 2.75 miles
- 4.25 miles M3 Junction 5
- Alton town centre 5.75 miles

Backing onto fields at the end of a private drive, an individual 1986 built detached house presenting upgraded 4 bedroom accommodation in a highly regarded village

- Refitted shower rooms (1 en-suite)
- 2 open plan reception rooms + fireplace
- Kitchen, laundry area & cloakroom
- Integral garaging 18' x 15' 9
- 6 car drive
- Good sized lawned gardens



DESCRIPTION

Carefully improved for the present owners, Foxup is gently elevated and set away from roads within a delightful, traditional and easily accessible village. Atop a private drive serving 6 detached homes, the house is one of a totally dissimilar pair and is being sold for the first time since 1988, also having never been extended. The abiding characteristic is the outlook with vistas over its own established gardens and, from most rooms, to the open countryside at the rear.

Since 2020, considerable investment has been made including the installation of Brackenwood uPVC double glazing with fanlight windows, French patio doors, and main and rear security doors, contemporary white sanitary ware with chrome fittings to the en-suite, former bathroom (both with walk-in showers) and cloakroom, and a new mains gas Worcester Greenstar 24Ri boiler and new radiators. Also there are oak finished internal doors with satin chrome handles, a Gazco Marlborough electric stove in the sitting room fireplace, and an electric Skandoor sectional garage door. The kitchen and laundry area offer scope for the future.

The bedrooms, which centre on a galleried landing, all have oak finished built-in double wardrobes apart from the main one, which has a mirrored triple wardrobe, whilst the kitchen incorporates a gas hob and split level electric oven with housings for a microwave and fridge. The laundry area has plumbing for a washing machine and water softener. The hatch on the landing accesses a generous sized loft via a fitted aluminium slide down ladder.

Complementing the house are the colourful gardens lovingly established and featuring a sheltered full width sun patio, a 10' x 6' potting shed, deep borders and an extensive shingle drive.





LOCATION

Foxup is approached by a tarmacadam style private drive near the village centre, where you will find the thriving shop/cafe with a Post Office facility, ancient St. Andrew's Church, The Poacher Inn, Ridley Hall with a programme of events, and bus service to Alton and Basingstoke. The active village community has annual events such as a fete, and also has a recreation ground including play facilities and an all weather court. Footpaths, bridleways and byways abound in the neighbouring rolling Hampshire countryside. A selection of shops are available in historic Odiham and Hook, the latter along with Winchfield being on the Southampton-Basingstoke-London Waterloo main rail line.

Local attractions include popular restaurants and inns, the serene Basingstoke Canal with towpath walks and Greywell Tunnel, King John's Castle, the River Whitewater and Lasham Gliding Centre. Educational establishments include Long Sutton Primary School, Lord Wandsworth College, St. Nicholas' School, Robert May's Senior School and HSDC Alton College of Further Education. Basingstoke, Farnham, Fleet, Guildford, Reading and Winchester along with the M4 are all within reach.

DIRECTIONS

Travelling on the B3349 Alton-Odiham road, entering South Warnborough from the south, ie from the Alton direction, pass the village shop on the left and shortly after the crossroads, turn immediately right before The Poacher Inn where Foxup is at the top of the drive, being the right hand of two houses.

NB

1. Under Section 21 of the Estate Agents Act 1979, we declare that one of the two joint owners was previously 'a connected person' having been an employee of WPR.
2. The sale will include all of the fitted Hillarys blinds (remote controlled to the sitting room) and curtains.

SERVICES

Mains gas, electricity and water. Private drainage.

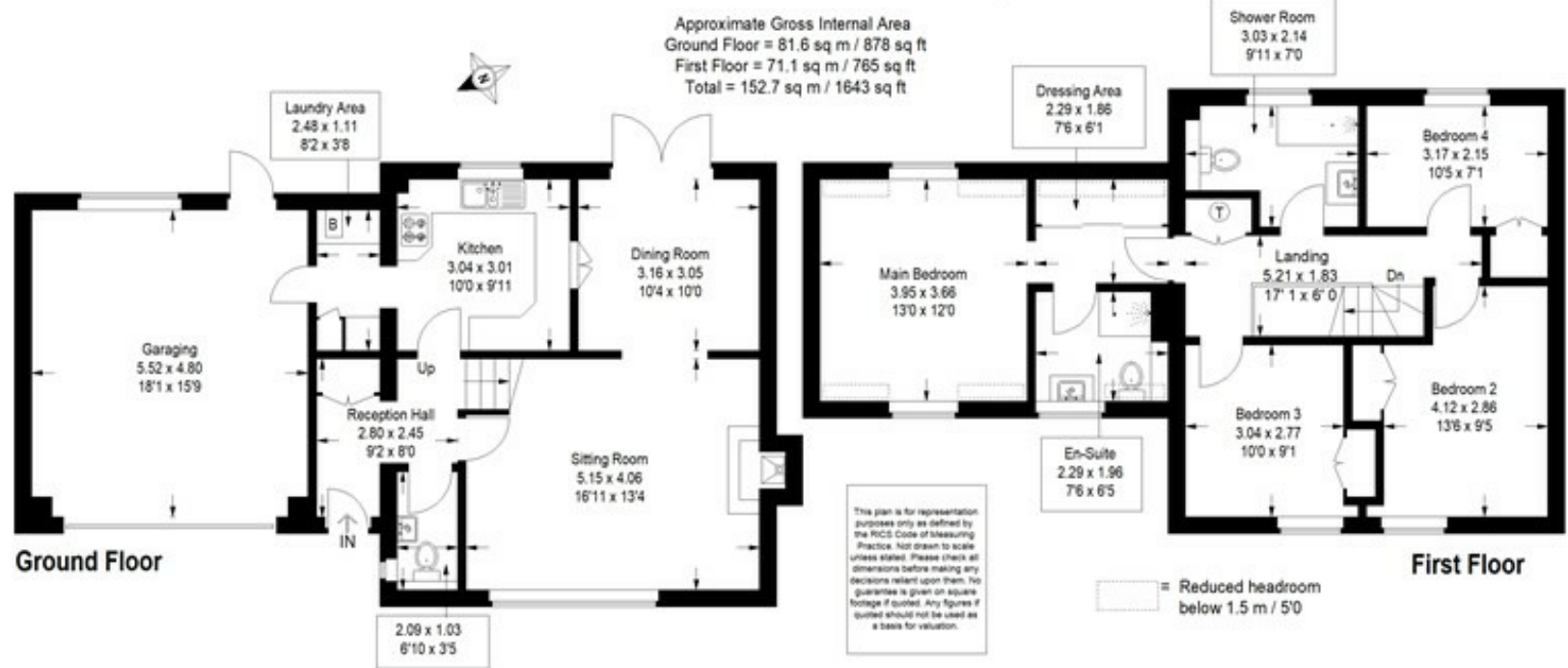
COUNCIL TAX

Band F - Hart District Council www.hart.gov.uk





Alton Road, South Warnborough



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		64
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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