



McCarthy
Holden
FOR SALE
01256 704851

Hook Road, North Warnborough
Hook

McCarthy
Holden



Bridge View Hook Road

North Warnborough, Hook

A well-presented three-bedroom family home is situated in the desirable village of North Warnborough which has been extended and renovated to a high standard.

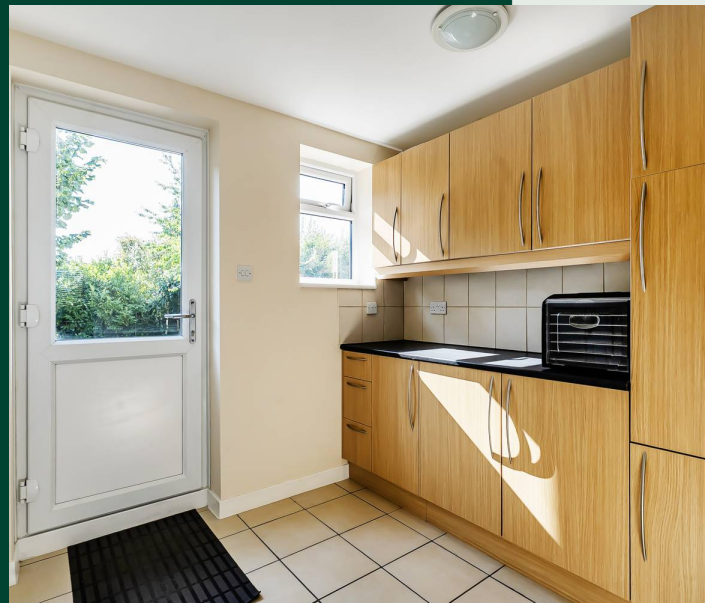
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Kitchen/Breakfast Room
- Living/Dining room
- Shower room
- Utility/Boot Room
- Enclosed garden
- Generous Driveway/Parking, Detached Single Garage and Shed



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This well-presented three-bedroom family home is situated in the desirable village of North Warnborough. The current owner has extended and renovated the property to a high standard, creating flexible and stylish family living.

A spacious entrance hallway leads into a light and airy open-plan living/dining room, with double doors opening onto the rear garden.

The well-appointed fitted kitchen/breakfast room features integrated appliances and flows into a practical utility/boot room with ample storage and w.c. The utility room also provides direct access to the garden.

The first floor offers three well-proportioned bedrooms and a modern fitted shower room.

Outside, the good-sized enclosed rear garden is mainly laid to lawn and complemented by mature planting, shrubs, flower beds and trees. A generous patio provides the perfect space for outdoor entertaining.

There is parking at the front of the property as well as a substantial driveway leading to a detached garage and shed at the rear.

North Warnborough is a charming village in northeast Hampshire, ideally positioned near the neighbouring communities of Odiham, Hook, and Winchfield. Local amenities include a convenient general store within the village garage, while the well-regarded Mill House public house is just a short distance away.

The property benefits from excellent transport connections, with easy access to the M3 motorway, Hook village, and Hook railway station, offering direct services to London Waterloo and Southampton. Nearby attractions include the historic King John's Castle, North Warnborough Ford, and Odiham village centre, all just a short distance away.

Outdoor enthusiasts will appreciate the abundance of countryside walks accessible directly from the Green, including scenic routes along the River Whitewater and the Basingstoke Canal, as well as nearby bridle paths. The London-Basingstoke Canal conservation area runs through the village, enhancing its rural charm, while the River Whitewater borders it to the north.

Odiham High Street provides a wide range of amenities, including a doctor's surgery, dentist, Co-op supermarket with post office, independent shops, cafés, public houses and a thriving village community.

The area is well served by excellent schools, including Buryfields Infant School, Mayhill Junior School, and Robert May's School. Renowned independent options nearby include Lord Wandsworth College, St Nicholas' and St Neot's.





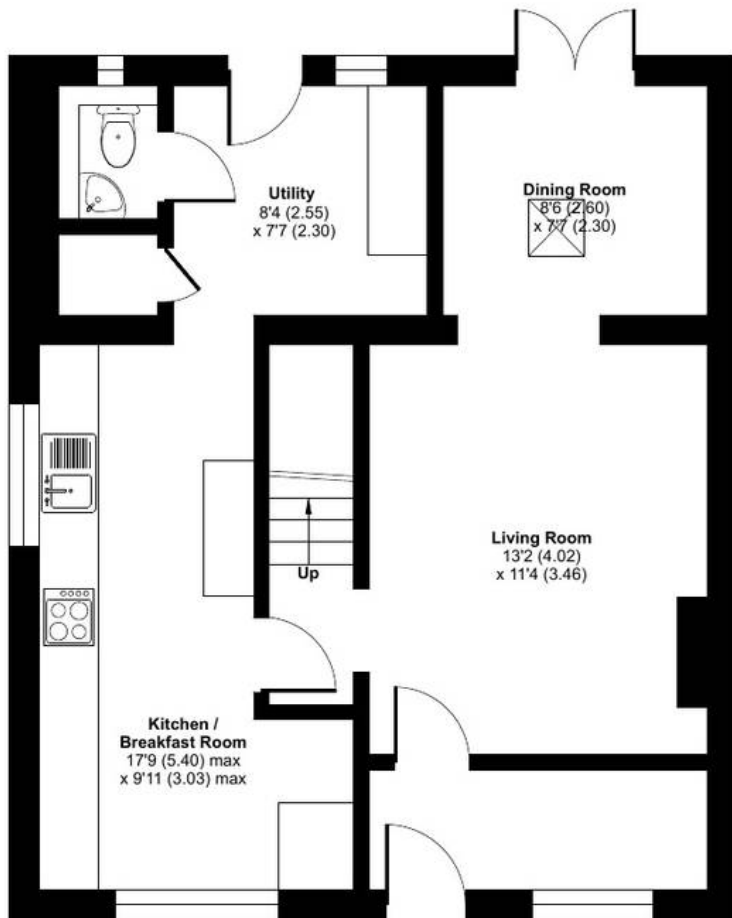
Hook Road, North Warnborough, Hook, RG29

Approximate Area = 972 sq ft / 90.3 sq m

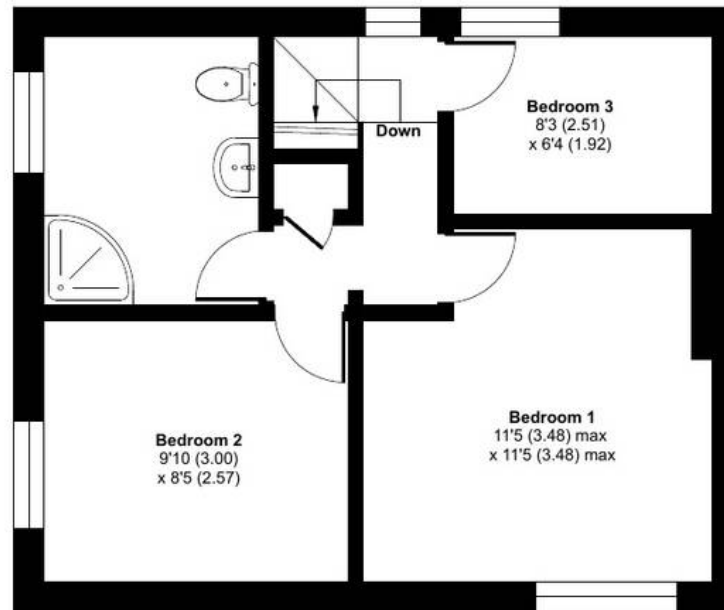
Garage = 232 sq ft / 21.5 sq m

Total = 1204 sq ft / 111.8 sq m

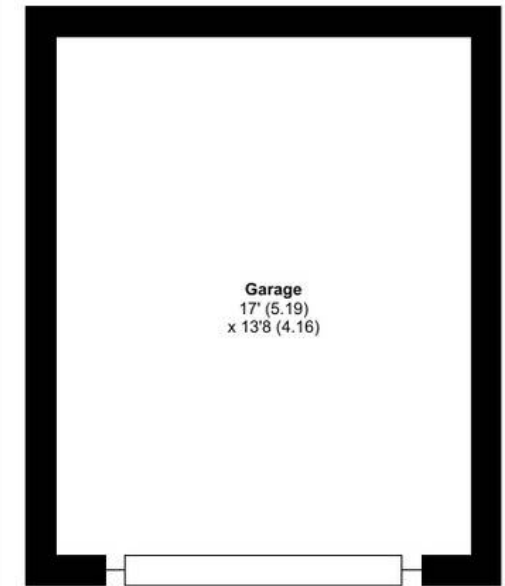
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE







McCarthy Holden Odiham

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