



North Warnborough

Hook

McCarthy
Holden



New Road

North Warnborough, Hook

This two-bedroom family home is situated in the highly desirable village of North Warnborough, tucked away in a cul-de-sac and within easy reach of local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bedrooms
- Kitchen/Breakfast Room
- Living/Dining room
- Downstairs Cloakroom
- Bathroom
- Generous Rear Garden & Allocated Parking
- Potential To Extend STPP



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Holden



This two-bedroom family home is situated in the highly desirable village of North Warnborough, tucked away in a cul-de-sac and within easy reach of local amenities. The property sits in a generous plot offering the potential to extend, subject to the necessary planning permissions (STPP).

The accommodation comprises an entrance hall with a convenient, recently modernised, downstairs W.C., leading through to a fitted kitchen/breakfast room. The living/dining room benefits from patio doors opening onto the generous rear garden.

Upstairs, there are two spacious bedrooms and a modern family bathroom fitted with an over-bath shower.

Outside, the property benefits from a good-sized, enclosed rear garden, predominantly laid to lawn, providing an ideal space for outdoor entertaining and family enjoyment.

To the front, there are two allocated parking spaces.

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.

- Two Bedrooms
- Kitchen/Breakfast Room

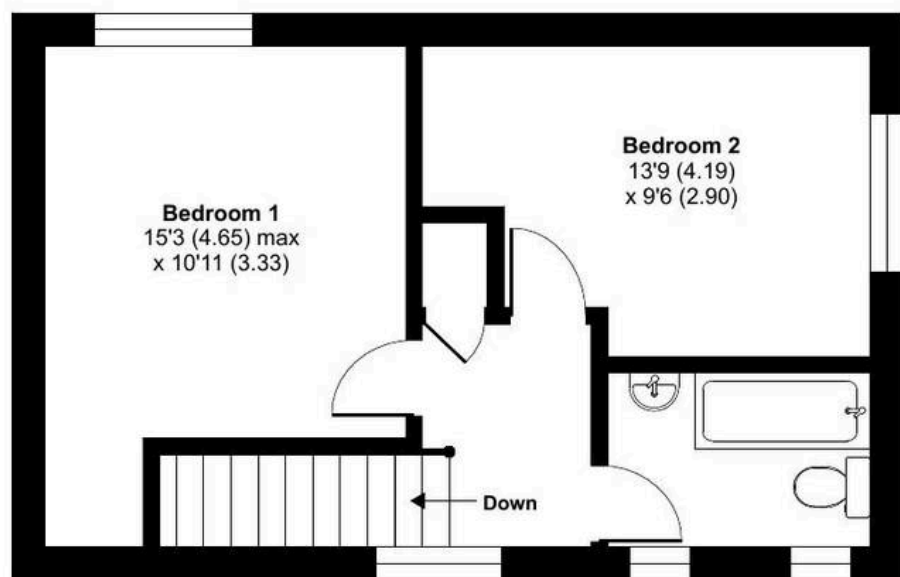




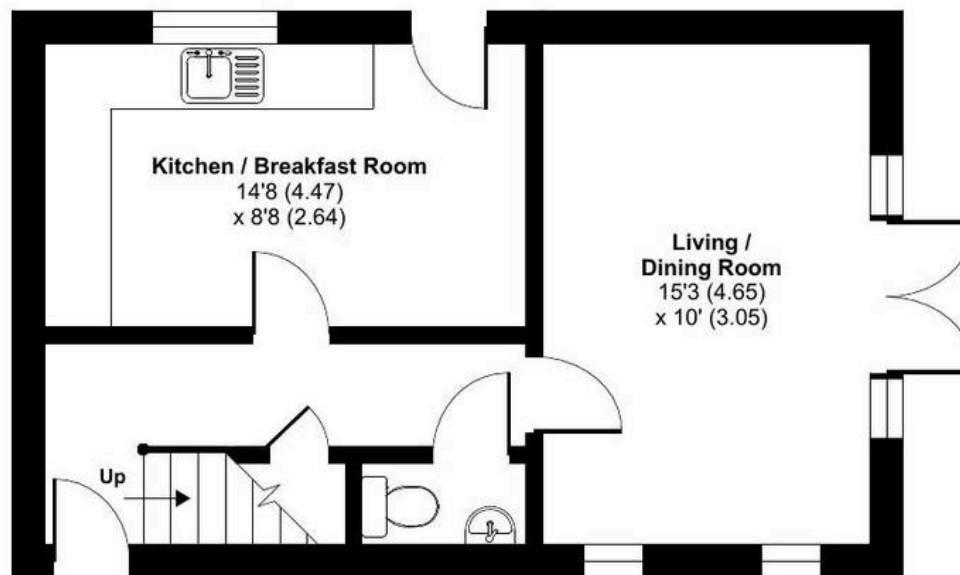
New Road, North Warnborough, Hook, RG29

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





McCarthy Holden Odiham

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