



Buften Field, North Warnborough

Hook

McCarthy  
Holden

Guide Price £795,000





## Buften Field

North Warnborough, Hook

A beautifully presented, well-appointed four-bedroom detached family home in the highly desirable village of North Warnborough, on a no-through road, updated and modernised to a high standard.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Two Bathrooms
- Kitchen/Dining/Living Room
- Study
- Garden
- Driveway parking and Garage









This beautifully presented four-bedroom detached family home is situated in the highly sought-after Hampshire village of North Warnborough, tucked away on a no-through road. Thoughtfully updated and modernised to a high standard by the current owners, the property offers flexible and stylish family living throughout.

A spacious entrance hallway welcomes you into the home, complete with a cloakroom and useful under-stairs storage.

The heart of the property is the impressive bespoke open-plan kitchen, dining and living space, featuring bi-fold doors opening onto the rear garden with views beyond. The contemporary kitchen is well designed with integrated appliances, a central island and breakfast bar, and benefits from underfloor heating that continues through to the dining area.

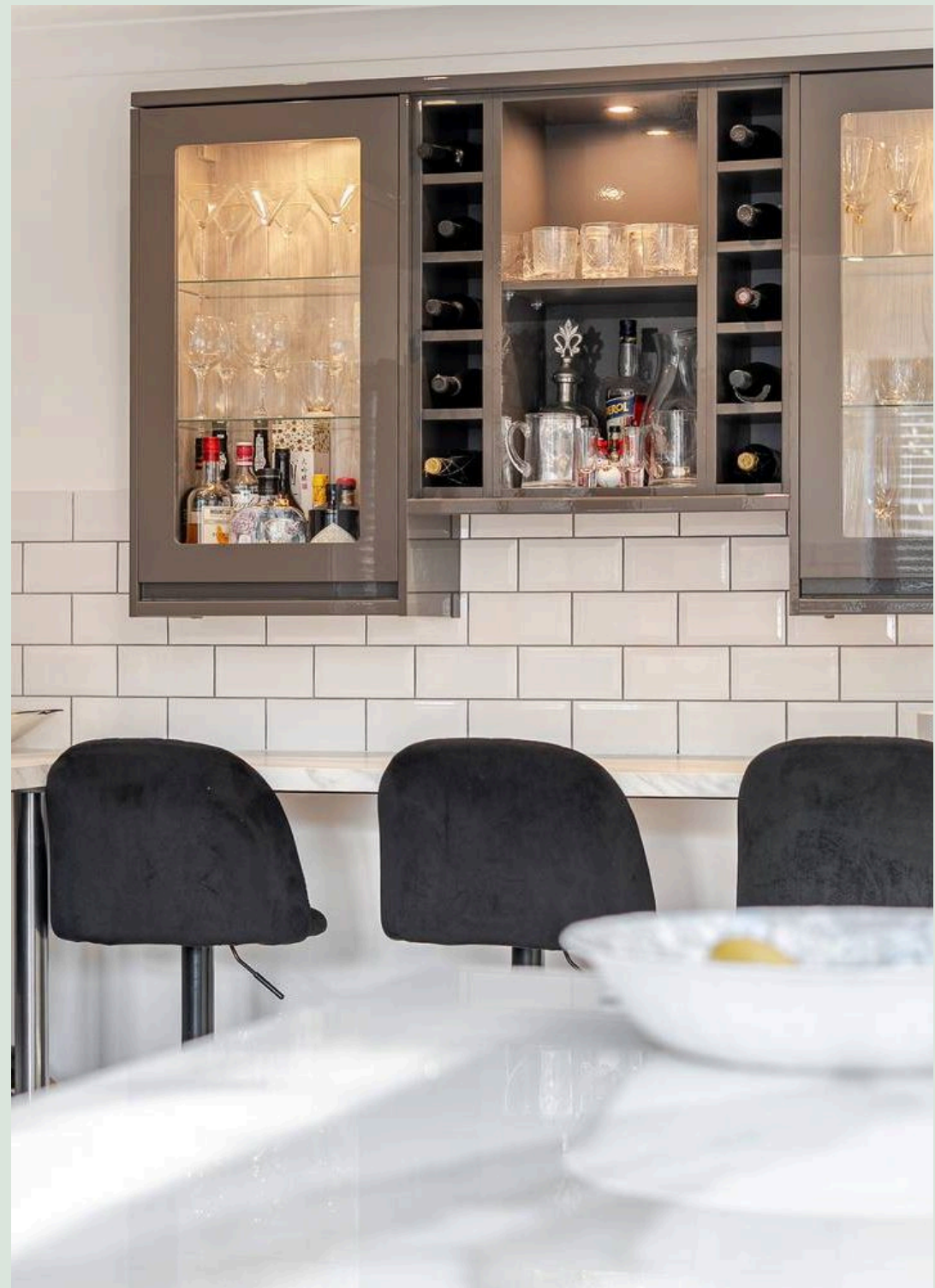
There is a further reception room currently used as a study, along with a generous utility/boot room with built-in storage and a dog shower, plus an additional cloakroom.

Upstairs, the first floor offers four well-proportioned bedrooms and a modern family bathroom with a separate shower. The principal bedroom features built-in mirrored wardrobes and a stylish en-suite shower room.

Outside, the enclosed rear garden is designed for low maintenance and enjoyment, with astro-turf, planted borders and a sunny paved patio ideal for entertaining. A fun pitch-and-putt area has been created to one side, and there is direct access from the garden into the garage.

To the side of the property is driveway parking with carport, leading to a detached garage with power and lighting.

To the front is an enclosed garden area completing.









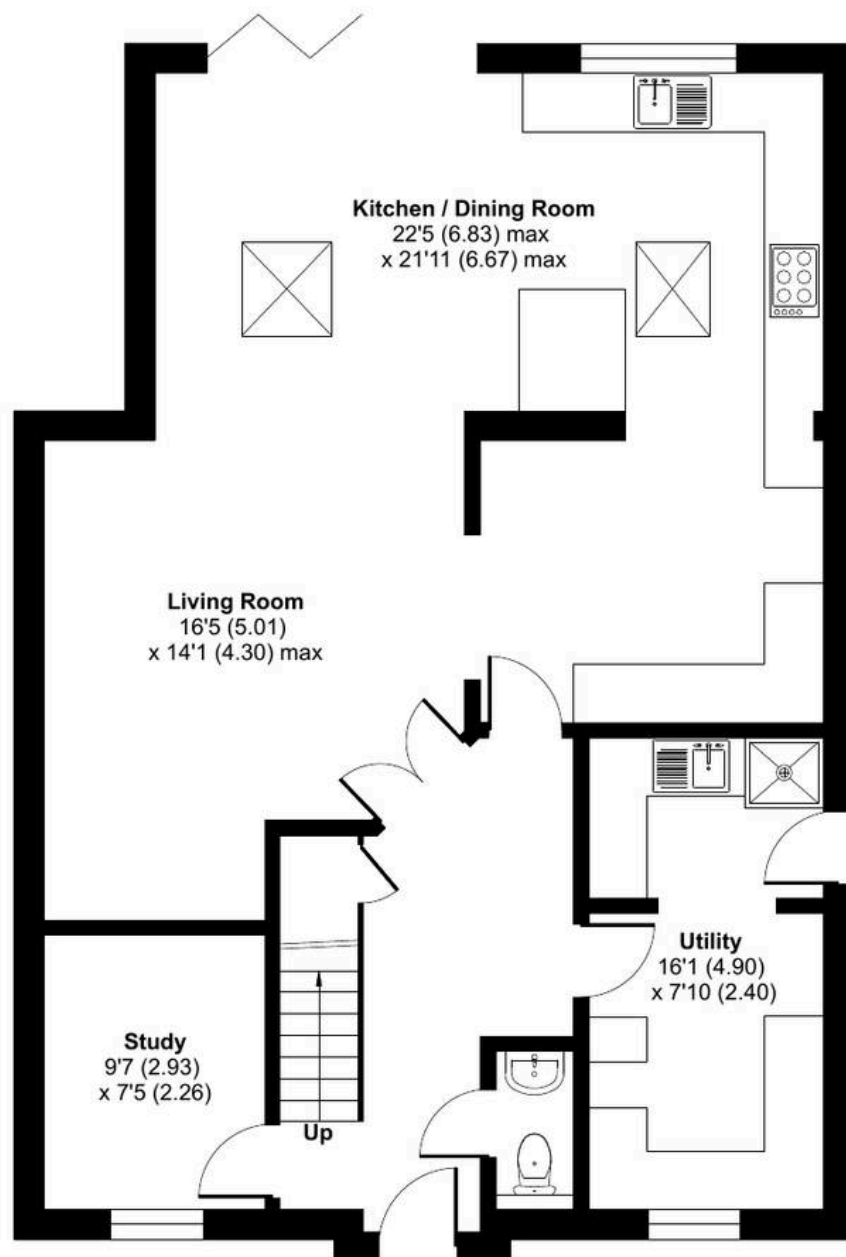
# Buften Field, North Warnborough, Hook, RG29

Approximate Area = 1627 sq ft / 151.1 sq m

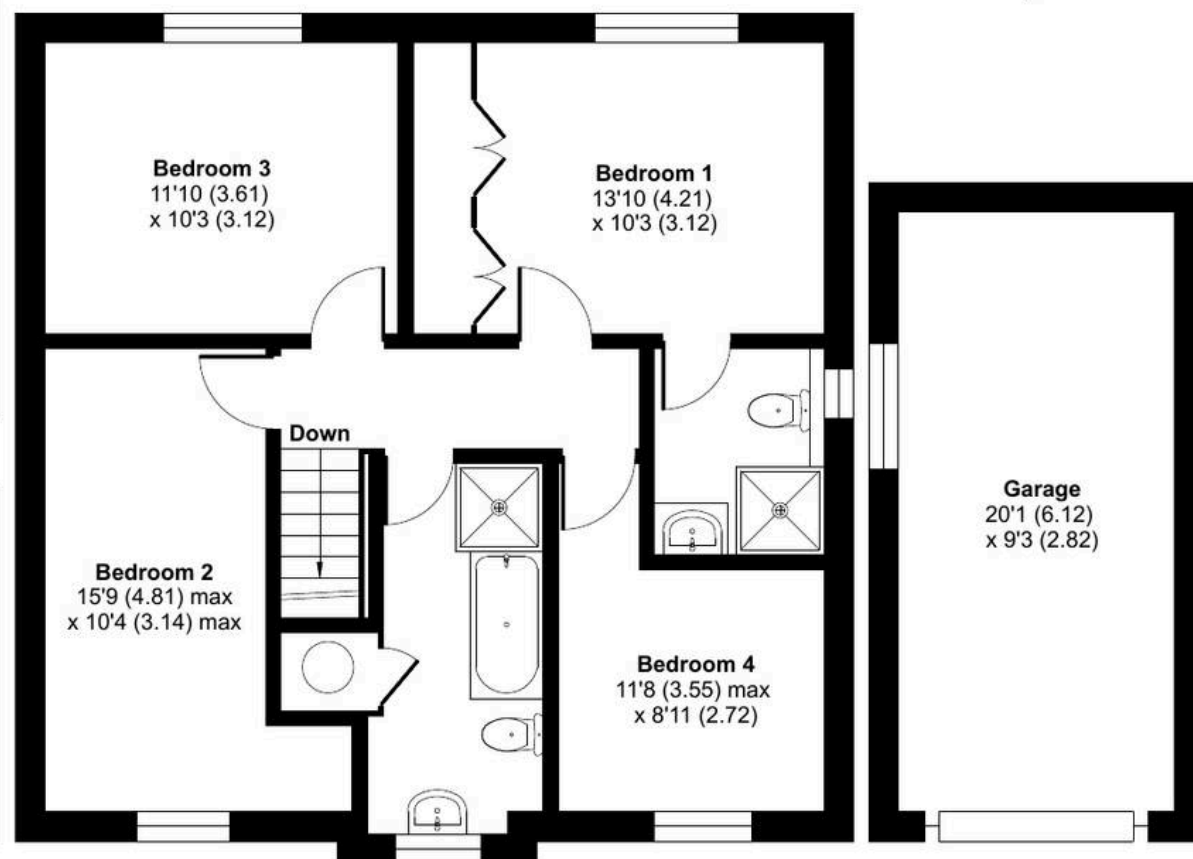
Garage = 186 sq ft / 17.2 sq m

Total = 1813 sq ft / 168.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCarthy Holden. REF: 1402955







## McCarthy Holden Odiham

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