



The Street, North Warnborough

Hook

McCarthy
Holden



Brent House Cottage The Street

North Warnborough, Hook

A beautifully presented three/four bedroom, detached chalet bungalow, thoughtfully updated and modernised by the current owners, offering flexible and stylish family living throughout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Refurbished and Updated
- Three Bedrooms/Four Bedrooms
- Kitchen/Breakfast Room
- Living/Dining Room
- Two Bathrooms
- Garden
- Driveway with Double garage
- Village Location



McCarthy
Holden



Situated in the heart of the highly sought-after village of North Warnborough, this beautifully presented detached family home has been thoughtfully updated and modernised by the current owners, offering flexible and stylish family living throughout.

The hallway leads to the heart of the home, a spacious and superbly appointed kitchen/breakfast room featuring integrated appliances, a central island, and ample space for informal dining. A separate reception room, currently utilised as a home office would make an ideal fourth bedroom.

To the rear of the property is a stunning light-filled 23ft living/dining room, beautifully designed with bespoke shelving, a feature log-burning stove, and patio doors opening onto the landscaped garden, creating an ideal space for both relaxing and entertaining. To the rear of the dining area is a useful study/storage area.

The ground floor also benefits from a generous double bedroom with fitted wardrobes and additional storage, a contemporary bathroom complete with an over-bath shower, and a practical utility/boot room with direct access to the rear garden and separate cloakroom.

Upstairs, there are two further bedrooms, one with built-in wardrobes and both have eaves storage. The principal bedroom enjoys the added luxury of a built-in air conditioning unit and a modern en-suite wet room with underfloor heating.

Externally, the property boasts an enclosed, landscaped rear garden, mainly laid to lawn with planting and a substantial seating area, perfectly suited for outdoor entertaining.

To the front is an enclosed gated driveway with ample parking for several vehicles leading to a double garage with power, lighting and storage.

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





The Street, North Warnborough, Hook, RG29

Approximate Area = 1638 sq ft / 152.1 sq m

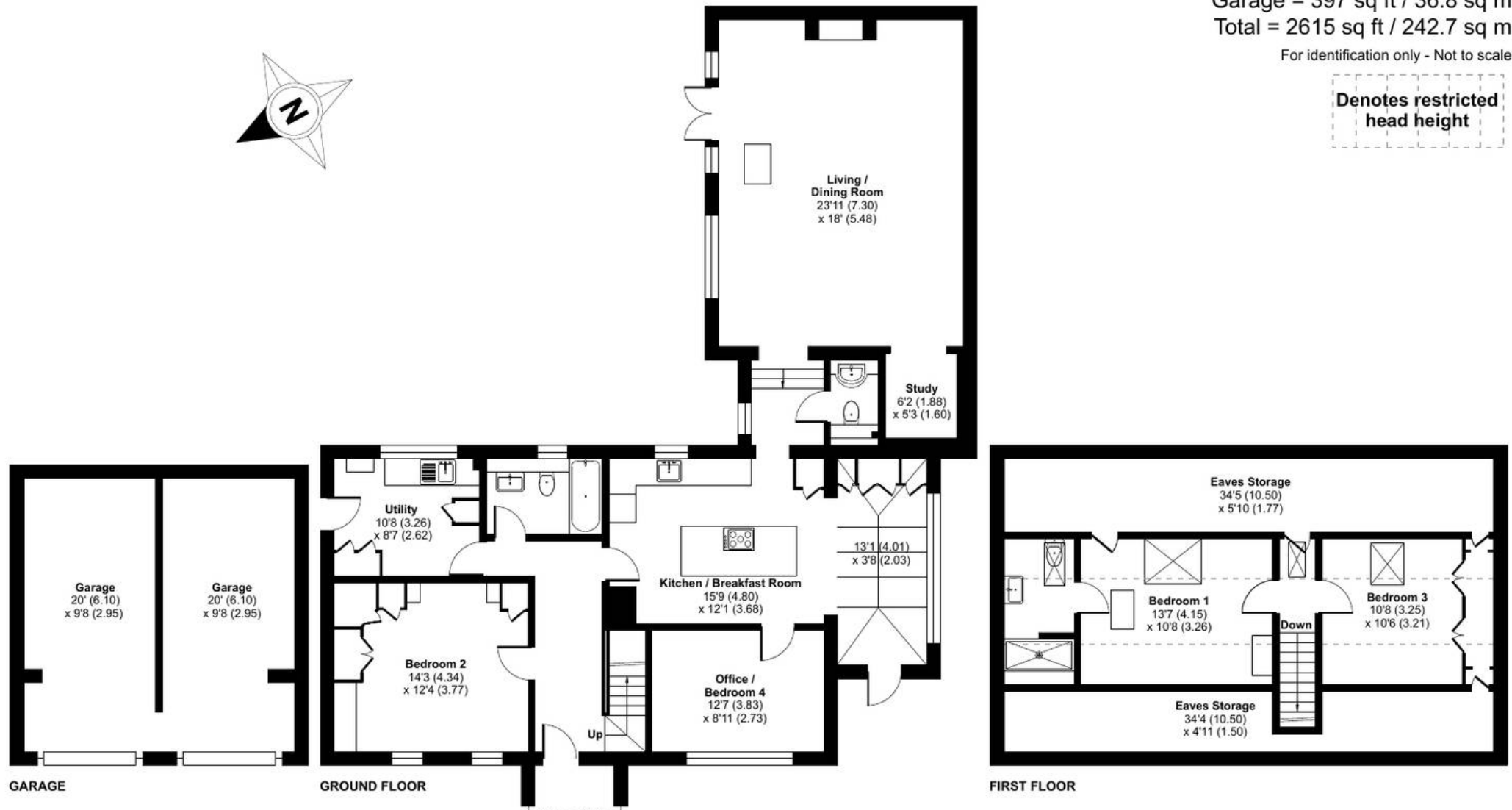
Limited Use Area(s) = 580 sq ft / 53.8 sq m

Garage = 397 sq ft / 36.8 sq m

Total = 2615 sq ft / 242.7 sq m

For identification only - Not to scale

Denotes restricted
head height







McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • odiham@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.