

South Warnborough, Hampshire Four Bedroom Detached Family Home



Foxup, Alton Road, South Warnborough, Hampshire, RG29 1RP

The Property

Situated within the sought-after village of South Warnborough and located within a private drive, this four-bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include ample driveway parking leading to a double garage, an enclosed rear garden with views over open countryside, two reception rooms and scope to extend STPP.

Ground Floor

Accommodation comprises a spacious entrance hall leading to the downstairs W/C and sitting room. The light and airy sitting room offers a wonderful electric log burner and spacious accommodation opening into the dining room. From the dining room you have French doors giving you access into the garden and a serving hatch opening into the kitchen. The kitchen overlooks the garden and offers a range of units, work surfacing, integrated appliances and additional appliance space. The utility room is located off the kitchen and gives access to the garage.

First Floor

On the first floor the property offers four spacious bedrooms with the main bedroom benefiting from a refitted en-suite shower room and dressing room. Each bedroom offers views over the open countryside or South Warnborough Village. Each room also offers built-in wardrobes space and the first-floor accommodation is finished with the family bathroom which has been refitted.

Outside

The charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. The property offers a high degree of privacy and wonderful views over open countryside. At the rear of the property, you will find a patio area ideal for al fresco dining and side access to the left hand side of the property. At the front of the property, there is a generous mature lawned area, ample driveway parking and access to a double garage beside the property.

Additional Information

Tax band is F and the local council is Hart

Location

The village of South Warnborough has a general store with cafe, a village hall, St Andrew's Church, recreation ground/ play park along with The Poacher Inn. More extensive shops are available in the nearby villages of Odiham and Hook.

There are well regarded schools including Long Sutton primary school, Lord Wandsworth College, Robert May's Senior School and Alton College of Further Education. The major towns of Alton, Basingstoke, Farnham, Fleet and Reading, and the M3 are a short drive away.













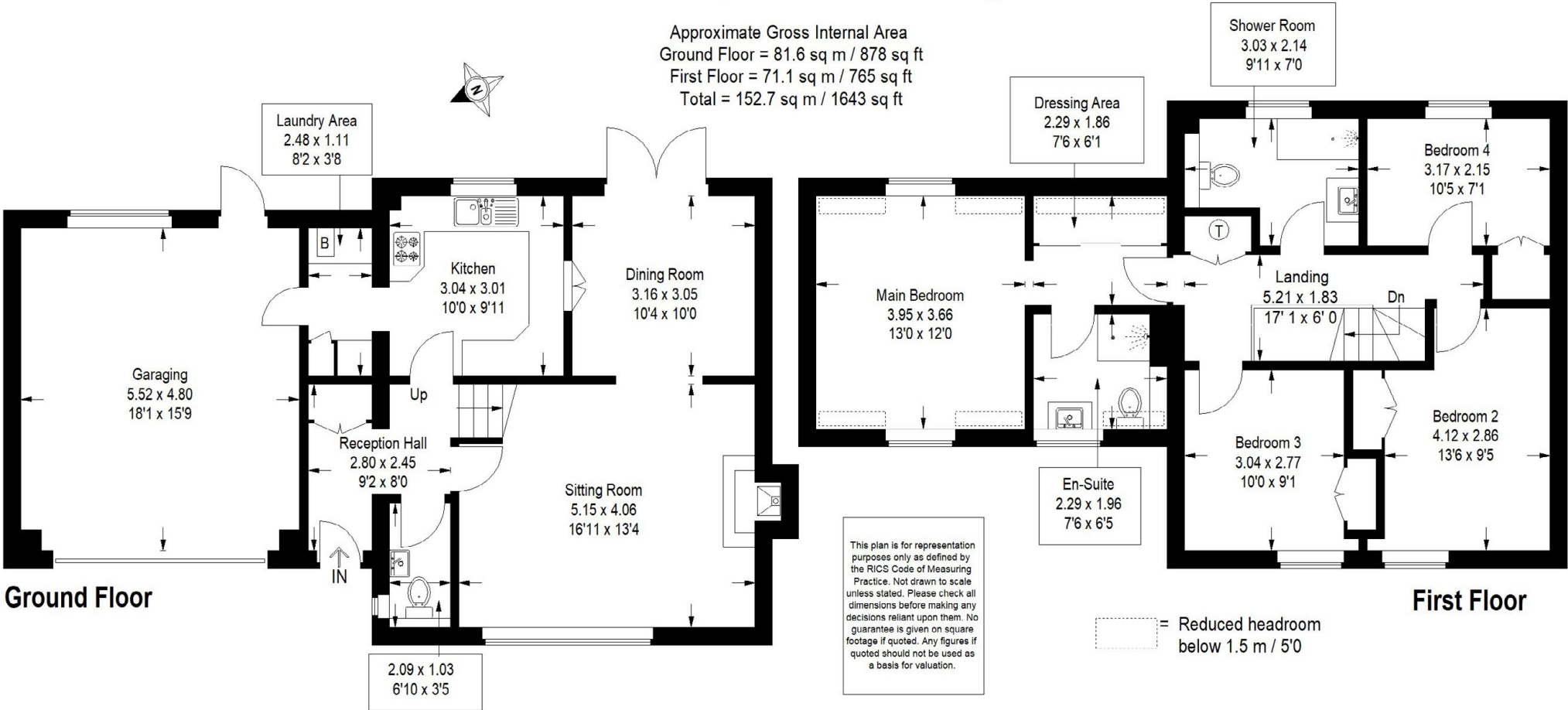






Alton Road, South Warnborough

Approximate Gross Internal Area
 Ground Floor = 81.6 sq m / 878 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 152.7 sq m / 1643 sq ft



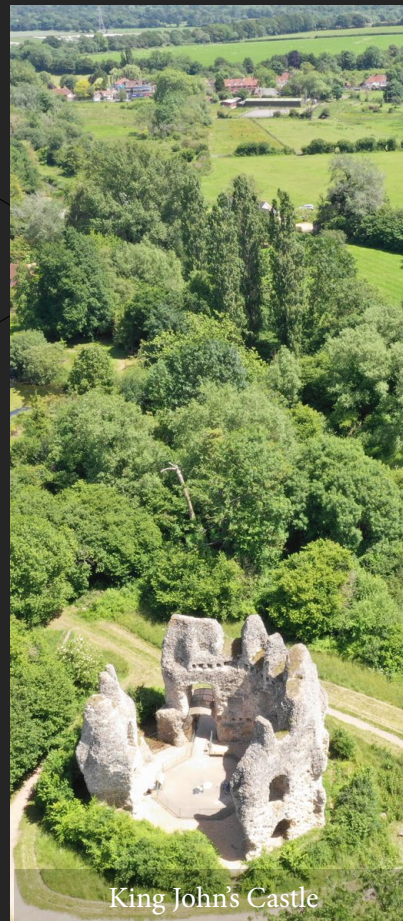
Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 5 miles of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Private
Heating – Gas

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC - D(64)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG29 1RP. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone

McCarthy Holden: 01256 704851

Local Authority

Tax band is F

Haart (01252) 844844

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