

North Warnborough, Hampshire

Two Bedroom House



|| Burlingham Grange, North Warnborough, Hook, Hampshire, RG29 |FB

The Property

Positioned in a desirable cul-de-sac location, this attractive, well presented, two-bedroom family home is situated in the heart of the popular village of North Warnborough.

Burlingham Grange is a small exclusive development built in 2006 accessed by a private shared driveway.

Ground Floor

The welcoming hallway leads to a well-appointed, fitted kitchen with integrated appliances and ample storage.

The light and bright living/dining room to the rear has French doors out to a patio overlooking the enclosed garden. There is also a downstairs cloakroom.

First Floor

On the first floor are two good-sized bedrooms with the main benefitting from a built-in wardrobe. There is also a family bathroom suite with over-bath shower which has been updated by the current owner.

Outside

To the rear is a private enclosed garden, mainly laid to lawn with mature planting, flower beds and shrubs. A paved patio area overlooking the garden makes an ideal entertaining space. There is also a brick BBQ, useful shed and access out of the garden via a side gate.

There are two allocated parking spaces to the front of the property.

Location

The village of North Warnborough has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.

There is good access to Odiham, Hook and the M3. North Warnborough benefits from a series of footpaths that radiate out from the village providing excellent walks out into the surrounding countryside and can incorporate the towpath of the Basingstoke Canal which runs through the village.

Odiham High Street is approximately a ten minute walk and offers a good range of local amenities including doctors' surgery, dentists and independent retailers and eateries, as well as a vibrant and active village community.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill. There are excellent road and rail links. Odiham 1 mile, Hook 2 miles, Basingstoke 7.5 miles, Farnham 9.5 miles, M3 (Junction 5) 1.5 miles, Hook Station (London Waterloo).





















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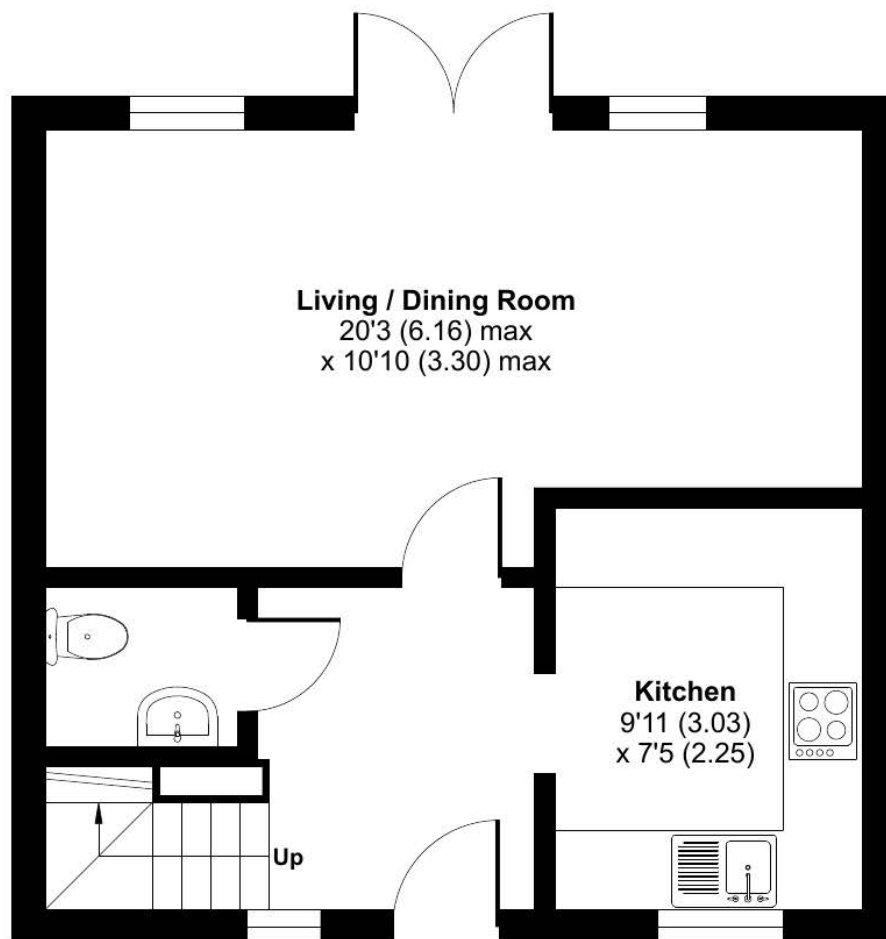
Denotes restricted head height

Approximate Area = 774 sq ft / 71.9 sq m

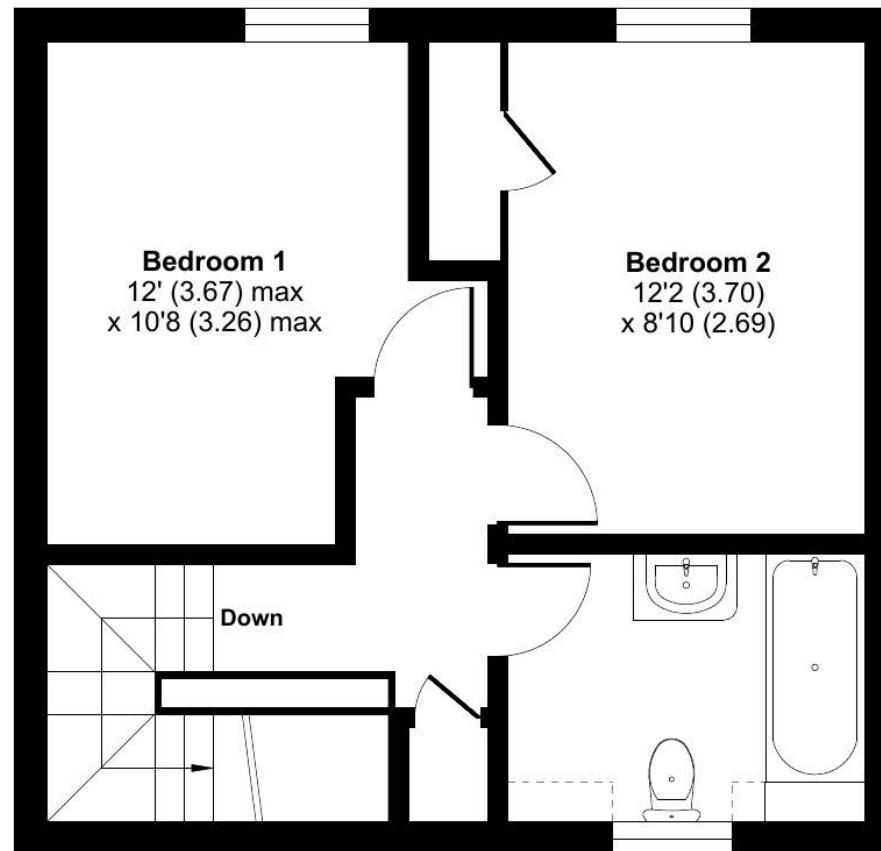
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 780 sq ft / 72.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1218882

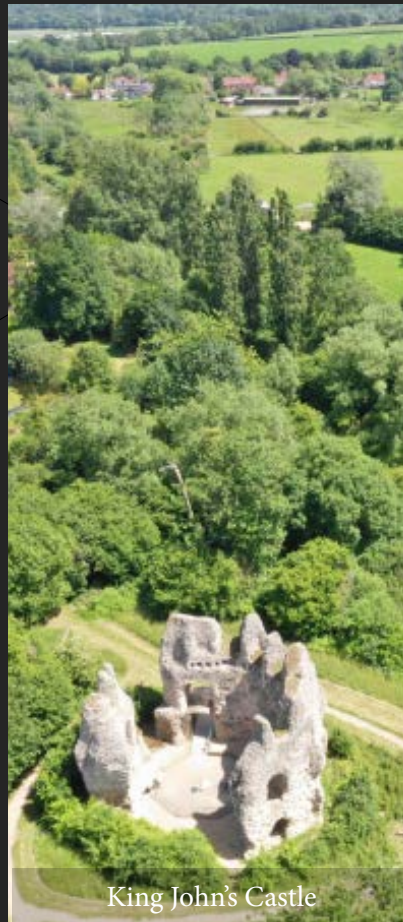
Places of interest

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 2 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 – Mains

Heating – Gas

Maintenance/Service Charge - £450 p.a.

Materials used in construction - Brick & Tiled roofs

How does broadband enter the property - FTTP (fibre to the premises)

EPC - C(78)

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 1FB. 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 sole agents

McCarthy Holden: 01256 704851

Local Authority

Tax band is D

Haart (01256) 844844

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