



## Three Bedroom End of Terrace House

**Hook Road, North Warnborough, Hook, Hampshire, RG29 1EU**

Fixed Price: £375,000

- Three Bedrooms
- End of Terrace
- Character Cottage
- Village Location
- Refurbished throughout
- Grade II Listed
- No Onward Chain
- EPC: E (54)





## Description

Offered to the market with no onward chain complications, is this character cottage nestled in the desirable village of North Warnborough. With parts of the property dating back over 300 years, and not having been marketed in over 30 years, this is a unique opportunity to purchase a slice of history. This unique home has just undergone a thorough restoration, having been sympathetically upgraded by the current owners. Upon entering the property, there is a cloakroom and utility area, before reaching the bright and airy kitchen/breakfast room, boasting the original quarry tiled flooring. Further along there is also a spacious living room, with exposed beams and original fireplace, as well as family bathroom to complete the ground floor. The upstairs accommodation is comprised of three spacious bedrooms, all with a bright feel, having been refurbished recently. A fireplace and ample storage complete bedroom one, whilst further storage is available in bedroom two. Finally, the property also boasts a spacious front garden, with an area of lawn as well as decking and gravel. Convenient private parking spaces are also available for rental directly opposite the property, by arrangement with a local landowner. Viewings highly recommended.

## Outside

North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house. The London Basingstoke Canal conservation area passes through the middle of the village, which is bounded to the north by the river Whitewater with several fantastic countryside walks on the doorstep. The village consists of a conservation area, bounded by Mill Corner in the north and The Street in the south, lying to each side of the B3349 Reading to Alton Road. There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from Hook's rail station (2 miles) where there are also indirect routes to Reading and Salisbury. 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. Odiham High Street offers a good range of local amenities including doctors' surgery, dentist, Post Office and independent retailers and eateries, as well as a vibrant and active village community.

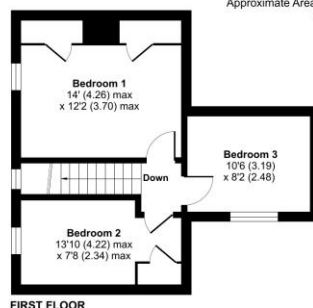
To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan

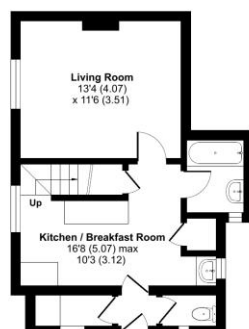
Old Hook Road, North Warnborough, Hook, RG29

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richview.com 2025. Produced for Imperial Estate Holdings. REF: 1231002



TO ARRANGE A VIEWING PLEASE CONTACT:  
Tel: **01256 769999** or Email: **info@bridges.co.uk**



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