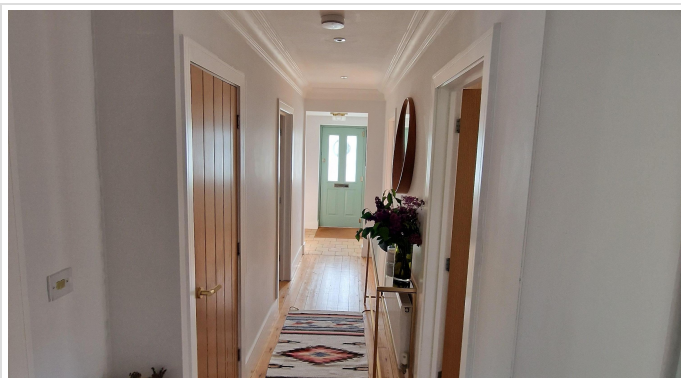
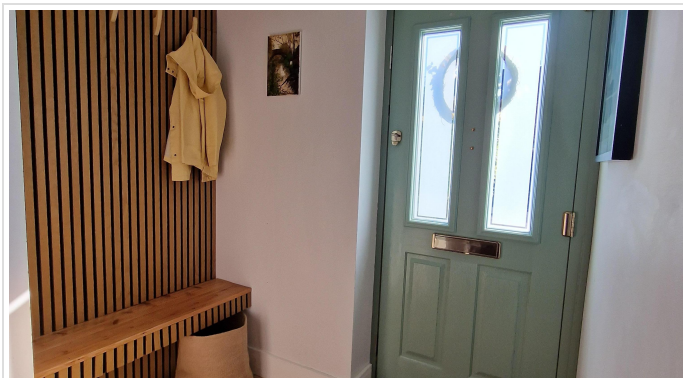


3 Bed Bungalow In Queens Road , North Warnborough, Hook, RG29 1BB

£750,000



Ref:15149





SHORT DESCRIPTION

Property Ref: 15149 Situation North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook, Hartley Witney and Winchfield. It has a day-to-day general store located in the local garage, just a short walk from Odiham's historic High Street 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. Community also has primary, junior and secondary schools. Nearby Basingstoke offers more extensive ranges of leisure, recreational and educational facilities. Commuting is excellent with the station in Hook having fast and frequent trains to London Waterloo, and the M3 motorway is only a short drive. Property A superb three bedroom detached bungalow, fully refurbished and presented in an attractive contemporary style. Ideal for a vibrant, busy family or anyone seeking a peaceful retreat to relax and enjoy life. The property offers comfortable and effortless living, with bright, spacious rooms with wooden flooring, and a charming garden. Upon entering, you are welcomed by a good sized hallway that leads to a bay fronted living room. The heart of the home is open-plan kitchen/dining/breakfast area, beautifully finished with French doors opening onto the garden. From the kitchen, there is direct access to a utility/pantry room, which also has a separate entrance to the rear garden. The bungalow comprises three bedrooms, two of which are well-proportioned and offer a comfortable, inviting space. Each room features expansive wardrobes for convenient storage and large windows, allowing plenty of natural light. Spacious Principal bedroom features a walk through wardrobe, offering ample storage space. The room is complemented by a modern marble ensuite bathroom, creating the perfect blend of functionality and comfort. Additionally, the property has a stylish family bathroom, thoughtfully designed with premium finishes, creating an elegant yet practical space. A generously sized, fully boarded loft provides ideal storage for long-term use or future conversion. A secure access hatch ensures easy retrieval of stored items. Outside areas and buildings. The gardens here are a strong feature, offering a variety of defined spaces for leisure and relaxation. The expansive garden provides ample room for outdoor activities and family gatherings, with a large lawn perfect for children to play, including a zip line for added fun. Raised flower/ vegetable beds, a greenhouse fruits trees and bushes create an excellent opportunity for gardening enthusiasts. A practical storage shed is included, ideal for keeping garden equipment. The welcoming patio BBQ area boasts a built-in grill, spacious seating, and a well-equipped countertop space with a mini fridge, ensuring seamless outdoor dining experiences. Designed for both casual meals and large gatherings, this space offers easy access to the garden, making entertaining effortless. Nestled in a private corner of the property, a sandy pitch creates a seaside-inspired retreat, ideal for adding a fire pit, lounge seating, or a themed garden. This space blends functionality with natural charm, offering an outdoor escape for relaxation. This property also features an elegant garden room, providing year-round versatility. Fully insulated and heated, it serves as a home office, creative studio, or leisure lounge, designed for both comfort and style. Additionally, the wooden garage offers a perfect combination of practicality and aesthetic appeal. With space for vehicle storage, workshop use, or additional storage needs, the structure blends seamlessly into the landscape while ensuring security and versatility. Notes. Whilst the property has been fully renovated throughout, there remains scope for extension, subject to the necessary consents. Indicative drawings are available for interested buyers, showcasing the potential for expansion. Additionally, the owner is keen to leave behind most appliances and furniture, offering a convenient, partially furnished move-in opportunity. Property Type: Bungalow Full selling price: £750000.00 Pricing Options: Guide Price Tenure: Freehold EPC rating: D Measurement: 1108.68 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain sale Possession of the property: Self-Occupied -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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