



Timberlea,  
The Street, North Warnborough, Hampshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Timberlea The Street, North Warnborough, Hampshire RG29 1BJ

An exceptionally charming Grade II listed cottage with a delightful garden and open countryside views

Odiham 0.8 miles, Hook and station 3.5 miles (London Waterloo 53 Minutes), Winchfield 4.3 miles (London Waterloo 49 minutes), Farnham 9 miles, Basingstoke 7.9 miles, Central London 42.9 miles

Sitting and dining room | Kitchen/breakfast room | Utility/boot room | Cloakroom | Two double bedrooms | Bathroom | Office | Garage  
Garden | Summer house | EPC Rating D

## The property

This really is the most delightful home with much character, some lovely architectural detail and good amounts of natural light. A fine inglenook fireplace with a wood burning stove in the sitting/dining room gives this room a focal point and from here there are views out towards the garden. The kitchen accommodates a breakfast table and has an appealing colour palette. Also on the ground floor is a utility/boot room with a back door to the garden, and a cloakroom. It is also worth mentioning that there is a home office in part of the garage building to which electricity is supplied.

The first floor not only hosts a bathroom with tub and separate shower but two double bedrooms both with vaulted ceilings and many beautiful oak beams so typical of this age of architecture. One overlooks the garden and the other the deep driveway.

## Outside

The garden is one of the most striking features of this lovely home with carefully designed landscaping that provides both a paved sun terrace for dining, a number of borders with various colourful shrubs, a generous lawn, raised vegetable beds and a meandering path that leads to the garden studio building and the exceptional views across open countryside.

To the front of the house there are further lawned areas, raised beds and an extensive gravel driveway provides parking for a number of vehicles and there is also a garage. The boundaries are screened by mature shrubs, hedgerow and trees affording good privacy for this convenient setting for the various local amenities in North Warnborough or, within striking distance, the larger village of Odiham.

## Location

Situated in the delightful village of North Warnborough, less than one mile from the Georgian market town of Odiham, there are two public houses, a shop and a restaurant in the village. There are numerous attractive walks along the Basingstoke canal as well as the Newlyn Farm Shop, café and cookery school. Every day facilities can be found in the bustling High Street of Odiham with a wide variety of boutique shops, restaurants and pubs. The major centres of Basingstoke and Farnham provide a more extensive range of shopping, educational and recreational facilities. There are some well-regarded primary schools in the area and Robert Mays Secondary School in Odiham. Commuting is first class with easy access to the road and rail networks. The M3 (Junction 5) is approximately one mile away with mainline railway stations at Hook, Winchfield and Basingstoke all providing regular services to London Waterloo.

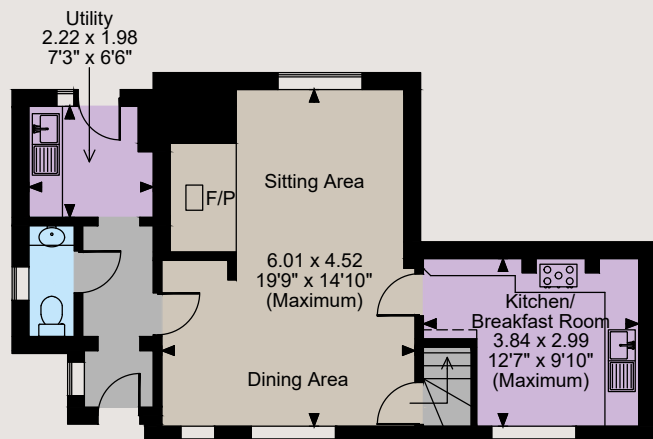




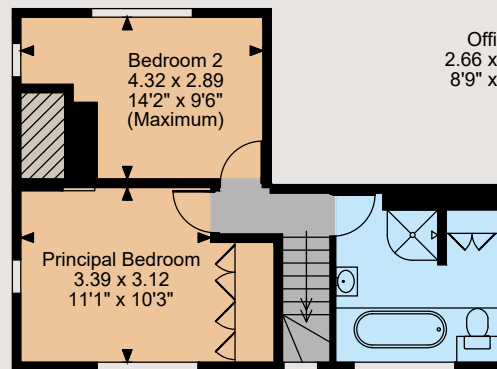




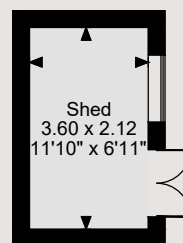
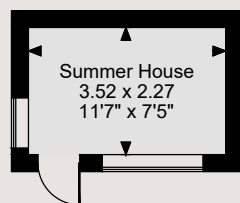
Floorplans  
Main House internal area 920 sq ft (86 sq m)  
Garage & Office internal area 208 sq ft (19 sq m)  
Summer House & Shed internal area 168 sq ft (16 sq m)  
For identification purposes only.



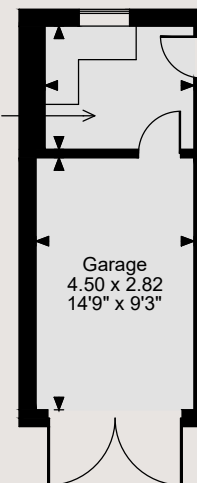
Ground Floor



First Floor



Office  
2.66 x 2.20  
8'9" x 7'3"



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Odiham office, turn right onto High Street and at the roundabout take the 2nd exit onto Dunleys Hill (B3349). After 0.5 mile at the roundabout take the 1st exit onto The Street, and proceed through the traffic calming measure, past The Anchor Inn continuing past Laurel Close. On your left and opposite Adams Close, Timberlea is on the left set well back behind a hedgerow.

## General

**Local Authority:** Hart District Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £625,000

## Odiham

82 High Street, Odiham, Hampshire RG29 1LP

**01256 702892**

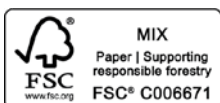
Odiham@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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