



Whitewater Cottage, North Warnborough



A charming family home that offers the most idyllic lifestyle.

Whitewater Cottage is a charming family home that sits in just under one acre of lovely mature gardens and grounds that stretch down to the banks of the River Whitewater and include an Island. The property enjoys an idyllic, tranquil setting and it is nicely protected from the road by the neighbouring property. Whitewater Cottage has a right of access over the drive.

First impressions are excellent as the house appears between a high Beech hedge into a spacious gravelled driveway. The brick-built home has been built to an attractive design and has wisteria growing up over the South-facing facade. The property was converted from stables and constructed in 1974.

The porch and front door lead into the stair-cased hallway, off which are the dining room and the sitting room. The sitting room has a lovely Bay window and an open, gas fire. Behind the dining room is the kitchen that is a little dated and has a gas-fired, two-door Aga and Delabole slate work surfaces that are higher than usual. There is also a breakfast bar. The kitchen leads through to the utility room that has a gas-fired boiler. At the far end, on the north facing aspect of the house, is a larder with slate shelving. Beside this is a stable back door that leads out to a covered carport. Beside the kitchen is the breakfast room that has a Bay window and faces due East to enjoy the morning sunshine. This, in turn, leads through to the sitting room. Also off the hallway is the WC/cloakroom. The downstairs rooms have an excellent flow.

Stairs leads up from the hallway to the first-floor landing, off which are four double bedrooms and a family bathroom. The principal bedroom has an en suite bathroom and windows on two sides overlooking the lovely mature garden. A drop-down ladder to the landing leads up to the attic above. The bathrooms are a little dated.

Outbuildings

Beside the carport is a detached office or library. To the other side of the driveway is a Grade II Listed, thatched barn with a mezzanine landing one end. The thatch was last renewed about 10 years ago.



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EPC

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Garden and grounds

Out of the East end of the Barn is a flat lawn with rose beds, beyond which is a tennis court (that is in need of resurfacing). Some of the garden has been kept uncut to allow wild orchids to grow. The garden makes one feel close to nature and the proximity of the River attracts much wildlife including Mallard ducks, Kingfishers, Herons and Egrets. Wild brown trout swim in the river. The property lies next to the River Whitewater and a stream from Odiham runs along the other side of the garden. Beyond the River lawn is an asparagus bed, fruit cage and productive vegetable garden. Along the banks of the river are day lilies and wild watercress.





Situation

Whitewater Cottage enjoys an idyllic, riverside setting on the edge of the lovely village of North Warnborough. This village and the neighbouring village of Odiham are both highly desirable locations and the latter is a vibrant market village with a picturesque Georgian high street and boutique shops and restaurants. Additionally, Odiham hosts a weekly market showcasing local produce and offers essential amenities such as a medical centre, dentists, and an optician. For a wider range of shopping and recreational options Basingstoke, Farnham, Fleet and Guildford are nearby. Transportation links are excellent with the M3 [J5] about 1 mile away and mainline stations at Hook and Winchfield facilitating easy commuting to London Waterloo. Education is well catered for in the area with an outstanding primary school within Odiham and the esteemed Robert May's secondary school. Daneshill, Edgeborough, Elstree, Cheam, Lord Wandsworth College, St Neots, Yateley Manor, St Nicholas, and Wellington College, are all situated in the vicinity.

Mileages

Odiham 0.25 mile, M3 [J5] 1 mile, Hook 2 miles (London Waterloo from 49 minutes), Farnham 9 miles, Basingstoke 10 miles, Fleet 10 miles, Guildford 18 miles, Heathrow Airport 28 miles. Distances and times approximate.

Services

Mains water, electricity, gas and drainage. Gas-fired heating.

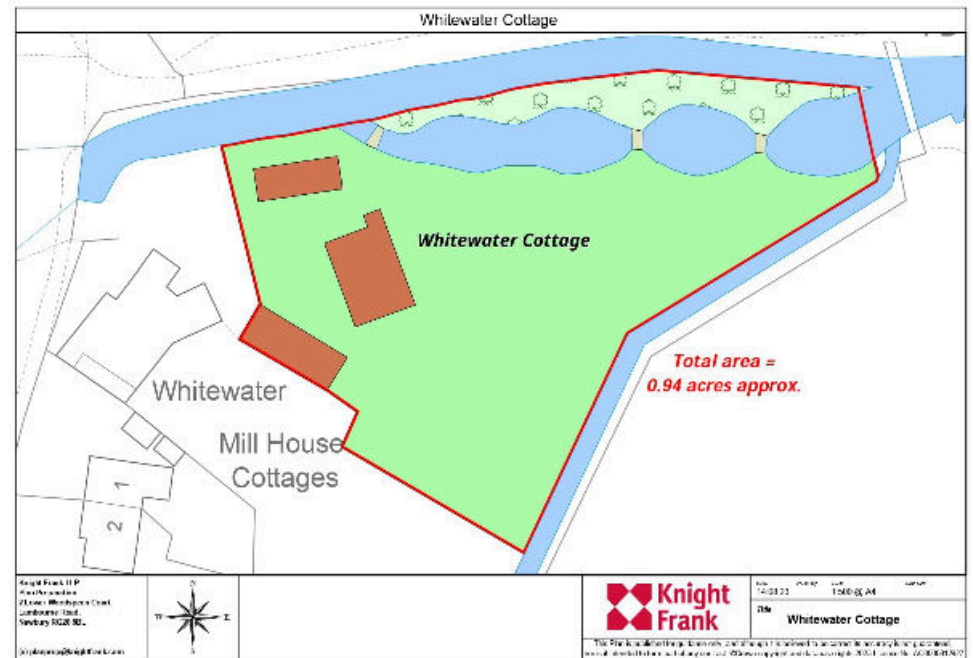
Local Authority: Hart District Council

Council Tax: Band G

Tenure: Freehold

Postcode: RG29 1ET







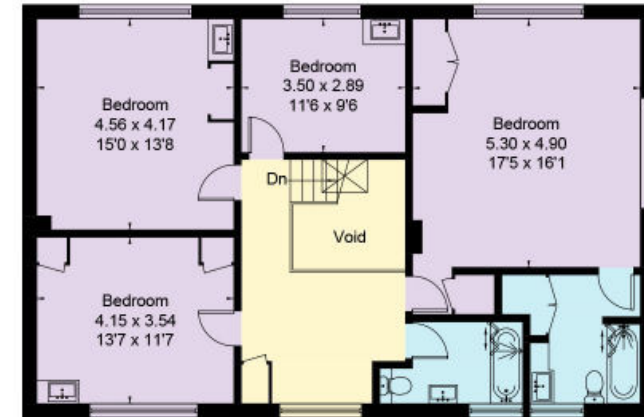
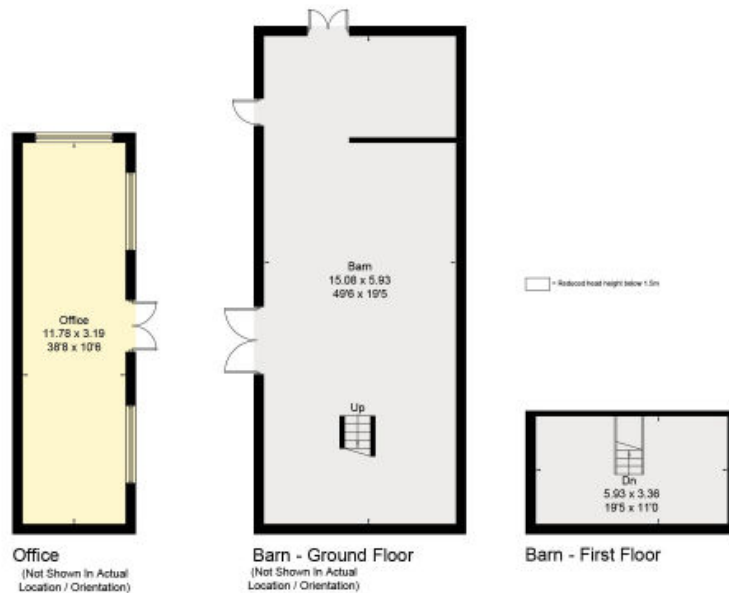
Approximate Gross Internal Floor Area 216.6 sq m / 2,331 sq ft

Barn 110.2 sq m / 1,186 sq ft

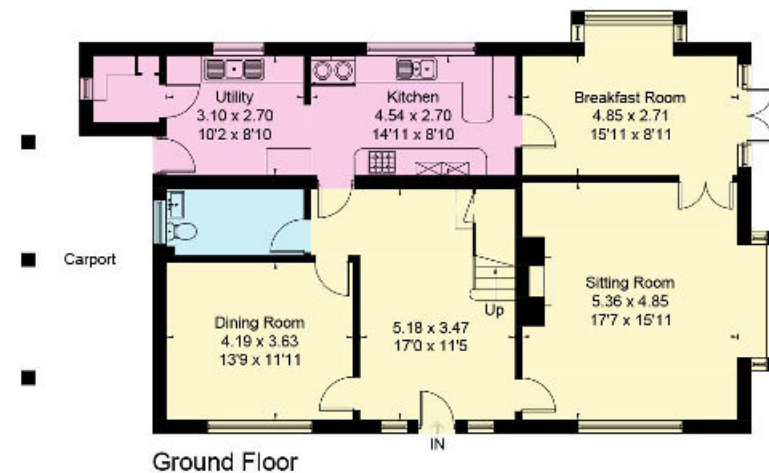
Office 37.9 sq m / 408 sq ft

Total 364.7 sq m / 3,925 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor

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North Hampshire
Matrix House
Basingstoke
RG21 4FF
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I would be delighted to tell you more
Christopher Bailey
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