

Dunleys, Dunleys Hill, North Warnborough



Charming period home

Dunleys is a delightful attached Grade II listed period property dating from the early 19th century, with later additions. It provides a wonderful blend of modern day living with fine period features, including sash windows and wooden latch doors.

The accommodation comprises three reception rooms, with the double aspect sitting room having a wood burning stove. There is a separate dining room with double doors out to the garden and a cosy snug with picture window and fireplace. The bespoke kitchen is well-appointed and has a range style cooker, space for appliances and door out to the garden. Completing the ground floor is a cloakroom.

On the first floor, off the landing, steps lead down to the master bedroom, with separate dressing room and eaves storage. There are three further bedrooms and an office/additional bedroom, all served by the family bathroom and a separate WC.

The property is approached over a gravel driveway providing ample parking, leading on to the garage with utility area. The private rear walled garden comprises an area of lawn, with flower and shrub beds. Within the garden is a large storage shed and log store. There is a seating area and paved terraced, ideal for al fresco dining.





Services

All mains services. Gas fired heating.

Local Authority: Hart District Council

Council tax band F

Tenure Freehold

what3words ///albatross.handicaps.rainwater

Postcode: RG29 1DZ





Mileages

Hook 2 miles, Winchfield 4 miles (London Waterloo from 49/53 minutes), Basingstoke 8 miles (London Waterloo from 44 minutes), Farnham 8.5 miles, Alton 9 miles, M3 (J5) 2.5 miles, Heathrow Airport 28 miles. All distances and times are approximate.

Situation

Dunleys is situated on the edge of the highly sought-after village of Odiham. This charming and bustling market village, with a most attractive Georgian high street, offers a good selection of boutique shops and restaurants and a weekly market with local produce, together with local services, including a medical centre, dentists and optician.

More extensive shopping and recreational facilities can be found in the regional centres of Fleet, Basingstoke, Farnham and Guildford.

The property is ideally placed for commuting with easy access to the M3 and mainline stations at Hook and Winchfield.

There is an excellent primary school within Odiham as well as Robert May's secondary school. Public and prep schools in the area include Daneshill, Edgeborough, Elstree, Cheam, Lord Wandsworth College, St Neots, Yateley Manor, St Nicholas and Wellington College.

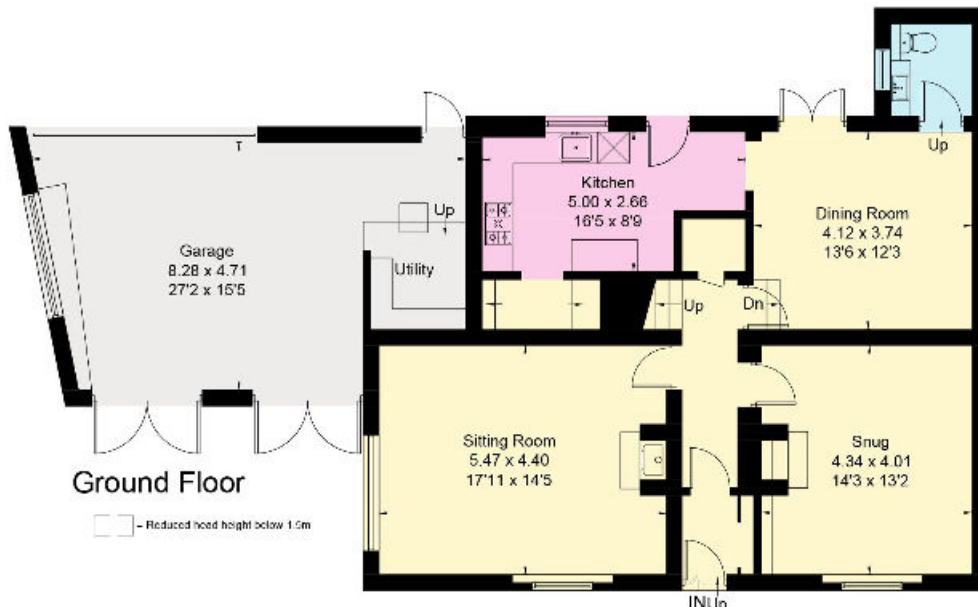
The area around Odiham is delightful, with some beautiful countryside and also the Basingstoke Canal offers wonderful towpath walks.





Approximate Gross Internal Floor Area 207.8 sq m/2,237 sq ft
Garage 35.0 sq m/377 sq ft
Total 242.8 sq m/2,614 sq ft
(Including eaves/excluding shed & outbuildings)

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.



Knight Frank
Hampshire

I would be delighted to tell you more

Shaun Hobbs

01256 630971

shaun.hobbs@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated March/April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.