

Dunleys, Dunleys Hill, North Warnborough



DUNLEYS

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.



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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

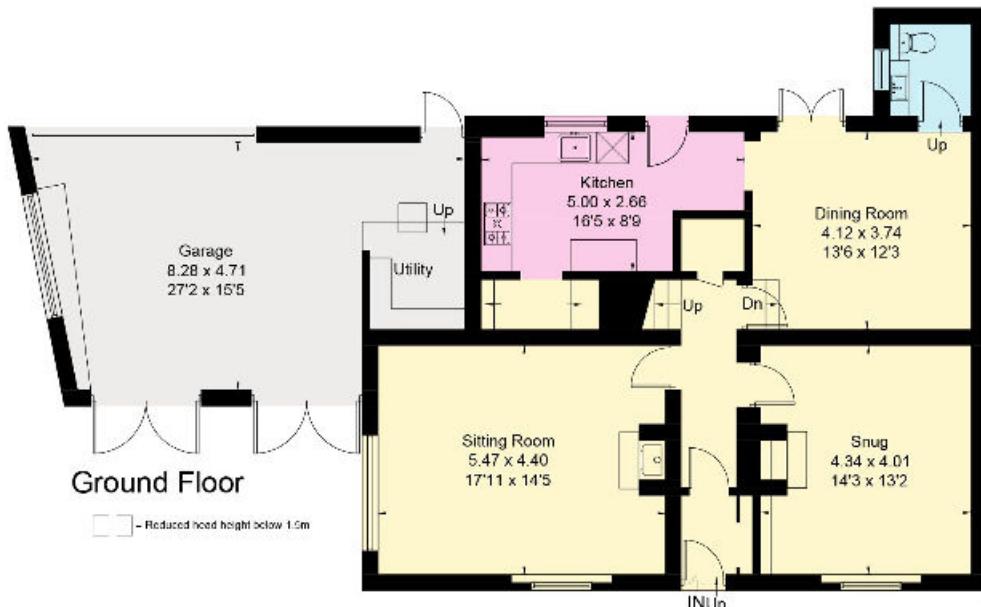
Garage 35.0 sq m/377 sq ft

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.



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Hampshire

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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.

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

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