

Odiham, Hampshire
Two Bedroom House



4 Hereford Close, Odiham, Hook, Hampshire, RG29 1PF

The Property

This well presented two-bedroom family home is situated in the sought-after village of Odiham, in a cul-de-sac location within close proximity of the village centre.

The property benefits from modern white oak internal doors fitted throughout the property, cavity wall insulation, double glazing to the rear, and triple glazing to the front. It is offered to the market with no onward chain.

Ground Floor

There is an entrance hallway which leads through into the light and bright, spacious open-plan living/ dining room with fireplace and double doors out to the private enclosed rear garden.

To the rear of the property, overlooking the garden, is a well-maintained kitchen with maple wood base and eye-level units, along with space for white goods and plumbing for a washing machine or dishwasher.

First Floor

On the first floor are two good sized bedrooms, one with a built-in wardrobe. There is a fitted family bathroom with a white suite and an electric over-bath shower.

Outside

To the rear of the property is a private, enclosed garden mainly laid to lawn, with an outside tap. There is a paved patio area and direct access into the garage from the garden.

To the front of the property is a lawned garden and driveway parking leading to the garage with lighting and electrics. The gas boiler is located in the garage, along with plumbing for a washing machine.

Location

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, offers a good range of day-to-day facilities including a health centre, dentists, together with independent shopping, a small Co-op

supermarket, coffee shops, public houses and restaurants.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants. There is a series of footpaths that radiate from the village which provide excellent walks into the adjoining countryside, Deer Park and along the Basingstoke Canal.

There are good transport links including the M3, J5 is a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill.



















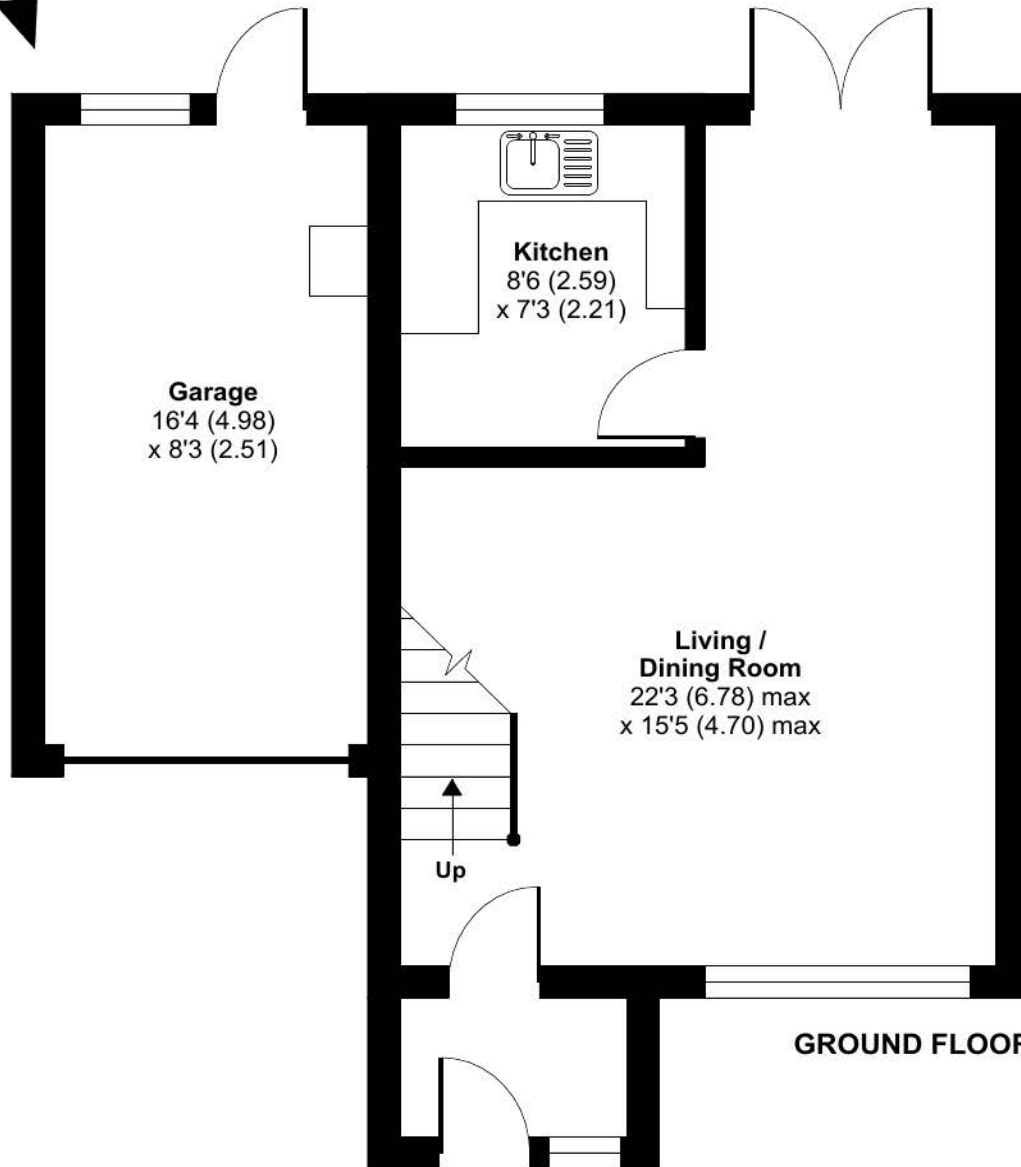


Approximate Area = 706 sq ft / 65.6 sq m

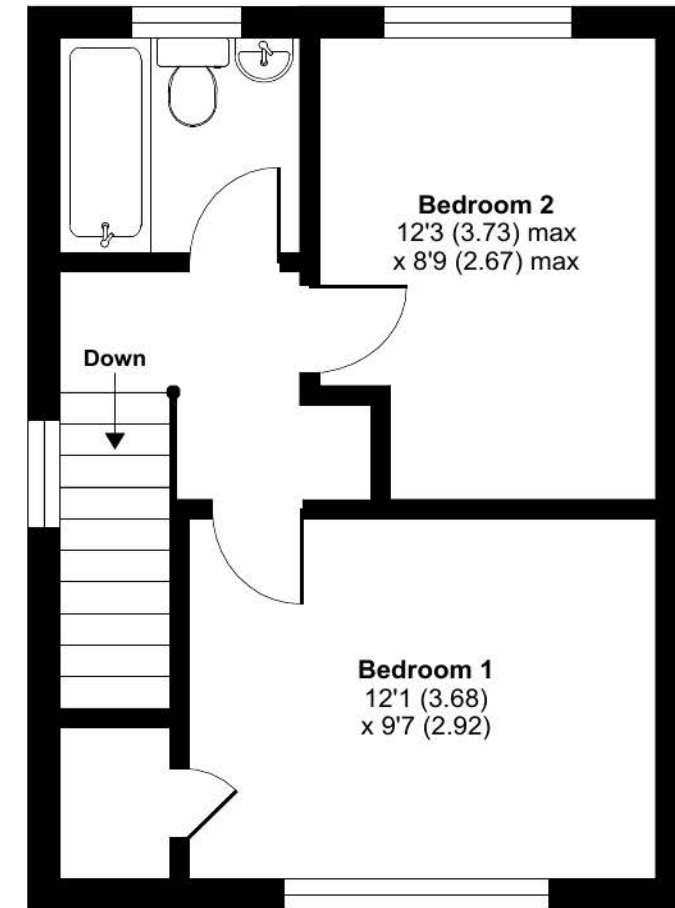
Garage = 136 sq ft / 12.6 sq m

Total = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

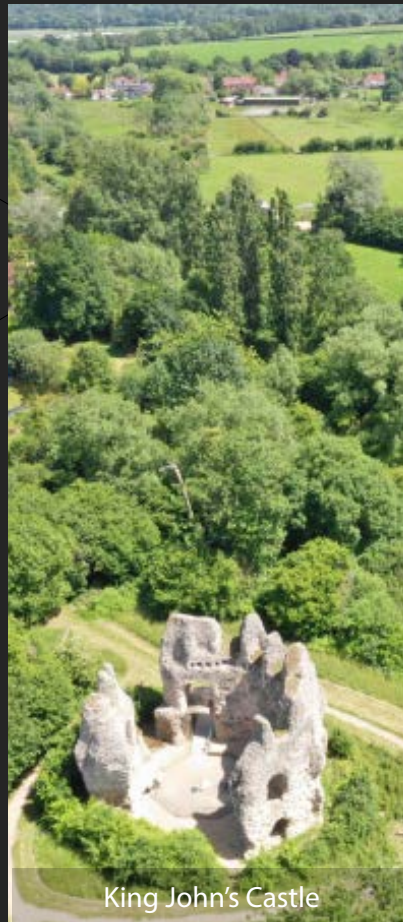
Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Mains Drainage
Heating – Gas

Materials used in construction - Brick and Breeze Block, Tiled Roof
How does broadband enter the property - FTTP (fibre to the premises)
EPC - C (73)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG29 1PF. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
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