

Odiham, Hampshire  
Two Bedroom Home





## 4 Maple Fields, Odiham, Hook, Hampshire, RG29 1GD

### The Property

Situated in Odiham, on the sought-after Hazley Development of just 14 homes, built in 2022, this beautifully presented two-bedroom home is in excellent decorative order throughout. It is ideally located within close proximity of Odiham village centre.

The property benefits from; two bedrooms, bathroom, fitted kitchen/dining/living room and externally south facing garden and driveway parking. There is also Buildings Warranty in place.

### Ground Floor

You are welcomed into the entrance hallway with downstairs cloakroom, which leads to the well-appointed, high specification open plan fitted kitchen with integrated appliances.

The kitchen opens out into the dining area and living room beyond. There are patio doors out to a patio overlooking the private landscaped garden to the rear.

### First Floor

On the first floor are two generous sized bedrooms both with fitted wardrobes. The main bedroom has a fitted en-suite shower room. There is a main family bathroom suite with an over-bath shower.

### Outside

To the rear of the property is private enclosed, south facing garden which is mainly laid to lawn with raised flower beds and a generous patio area ideal for entertaining or relaxing in the sunshine.

There is also a useful garden shed and access out via gate leading to the front of the property.

To the front of the property is a pathway to the front door and driveway parking to one side.

### 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, Post Office, 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 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.

Tax band is D and local council is Hart District.































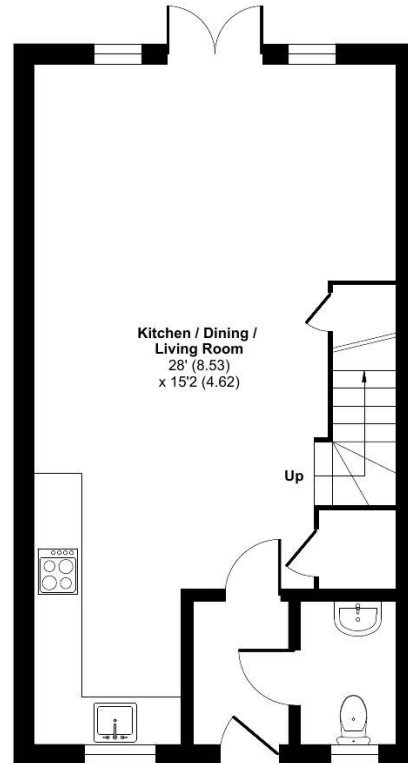




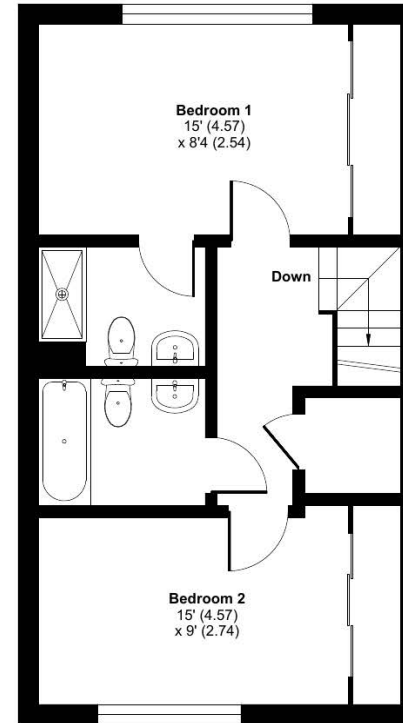
## Maple Fields, Odiham, Hook, RG29

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for McCarthy Holden. REF: 1135716



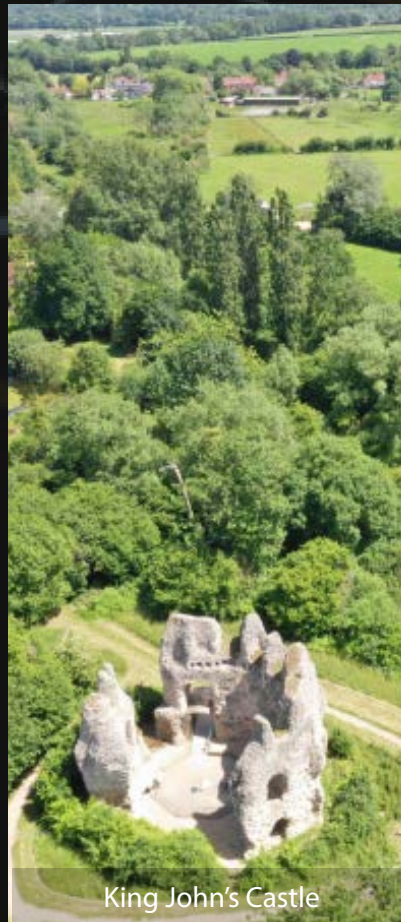
# Places of interest

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



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode RG29 1GD. Please contact McCarthy Holden for detailed directions

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

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, and mains drainage.  
Gas heating.  
  
EPC - B(84)

### Local Authority

Hart District Council  
01252 622122  
Band D



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)