

Odiham, Hampshire
Four/Five Bedroom Home



7 Buffins Road, Odiham, Hook, Hampshire, RG29 1NZ

The Property

This beautifully presented four/five-bedroom family home, has been completely refurbished/modernised and extended, to an exceptionally high standard by the current owners. The property provides spacious flexible family living and is within close proximity of the desirable village centre of Odiham.

The property benefits from: Open plan kitchen/dining/family room, two reception rooms, two bathrooms, utility room, laundry room, office and externally: landscaped garden with lighting system, garden room/studio and driveway parking. The property also has the latest home technology systems including App controlled 3 camera CCTV, alarm, Sonos ceiling speakers, CAT 6 cabling, Wifi hotspots throughout, dedicated media cupboard, Megaflo system, underfloor heating on the entire ground floor and upstairs bathrooms and hardwiring for EV power point.

Ground Floor

On entering the property you are welcomed into a spacious hallway with cloakroom, leading through to an impressive open plan kitchen/dining/family room, benefitting from sliding doors with electrical privacy blinds, which open out onto a generous patio overlooking the attractive landscaped rear garden.

The high specification, bespoke fitted kitchen, boasts Quartz worktops, integrated Neff/Bosch appliances, Quooker tap and a breakfast bar. There is a separate fitted utility/boot room with access out to the side of the property.

The elegant living room is at the front of the property along with a further reception room currently being used as a playroom.

First Floor

The good-sized principal bedroom, with stunning en-suite shower room also features a walk-in-wardrobe. There are a further three bedrooms and beautifully fitted family bathroom suite with separate shower. There is also useful built-in storage under the stairs on the landing.

Second Floor

On the second floor are two bonus rooms, one of which is a laundry room with access to a generous, walk-in carpeted loft space. The second is currently being used as an office but could easily be a further bedroom.

Outside

Immediately to the rear of the property is an expansive porcelain patio with raised planters, making it an ideal entertaining/dining space or a place to relax and enjoy the sunshine, with steps down to an additional patio/bbq area and impressive landscaped garden with mature flower beds, shrubs and trees. At the far end of the garden is a good-sized garden room/studio with lighting and power. Which would also make an ideal office/gym space.

The property is accessed via a private shingle driveway providing parking for several vehicles, with access to the rear via a gate to the side of the property.

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

The state schooling in the area is well regarded, 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 E and local council is Hart District.





























Buffins Road, Odiham, Hook, RG29

Approximate Area = 2162 sq ft / 200.8 sq m

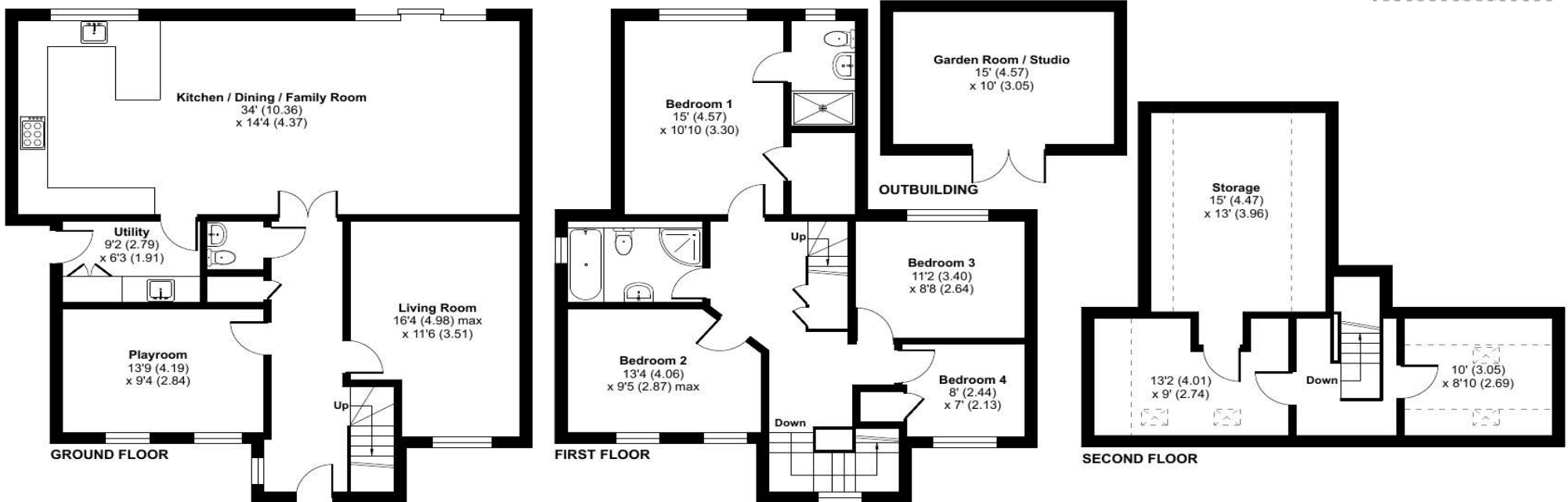
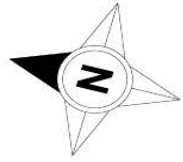
Limited Use Area(s) = 133 sq ft / 12.3 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 2445 sq ft / 227 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1100502

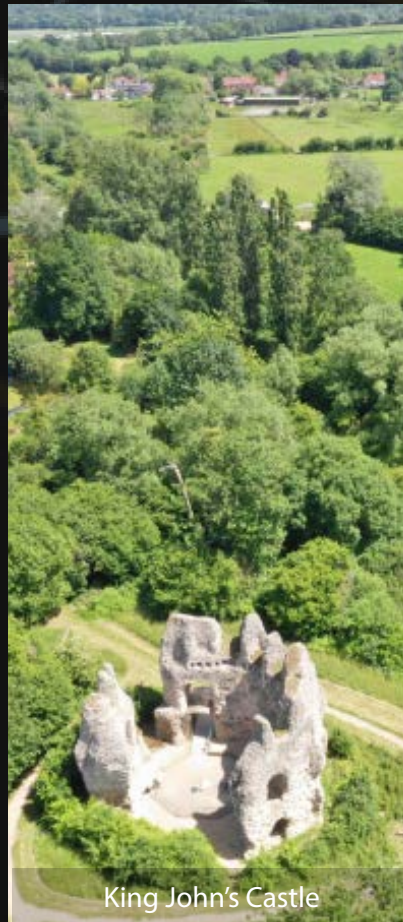
Places of interest

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 2 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

Consumer Protection Regulations

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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.

Directions - Postcode RG29 1NZ. 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, gas and mains drainage.

EPC - C(76)

Local Authority

Hart District Council
01252 622122
Band E

McCarthy
Holden 

www.mccarthyholden.co.uk