

Odiham, Hampshire |
Four Bedroom, link-Detached Home



3 Addison Gardens, Odiham, Hook, Hampshire, RG29 1AS

The Property

This well-presented, four-bedroom link-detached family home is situated within close proximity of the desirable Odiham village centre and all of the amenities it has to offer.

The property has been extended by the current owners and is offered to the market with no onward chain.

Ground Floor

The entrance hallway with cloakroom, leads into the generous open plan living/dining room with feature fireplace and patio doors out to the garden from the dining area.

The double aspect fitted kitchen/breakfast room with partially integrated appliances, leads through to a useful good sized utility room and walk-in pantry.

There is access out to the rear of the property from the utility room.

First Floor

On the first floor are four bedrooms and a family bathroom suite with over-bath shower.

The main bedroom benefits from built-in wardrobes and an en-suite shower.

Outside

To the rear is a private enclosed garden mainly laid to lawn with mature planting, flower beds, shrubs and trees. There is also a patio area, making an ideal spot for entertaining.

To the front is driveway parking to an attached single garage with power, lighting and door to the rear giving access into the garden.

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 with Post Office, 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 Wellesley Prep.























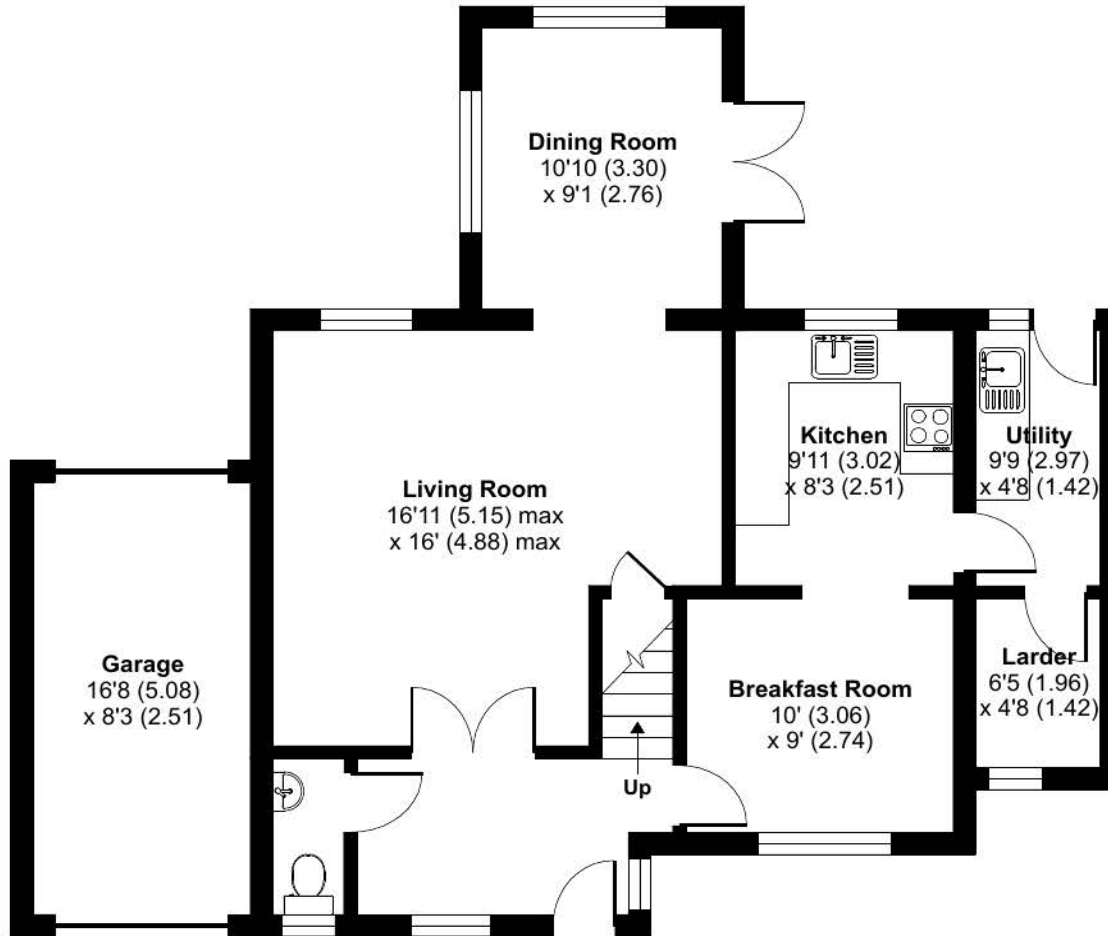


Approximate Area = 1331 sq ft / 123.6 sq m

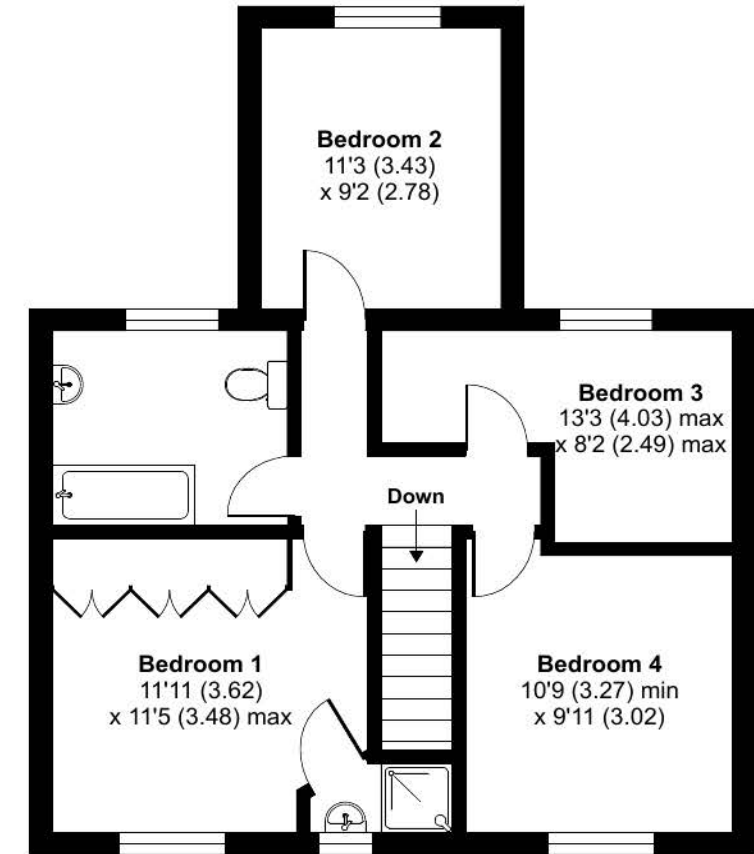
Garage = 136 sq ft / 12.6 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

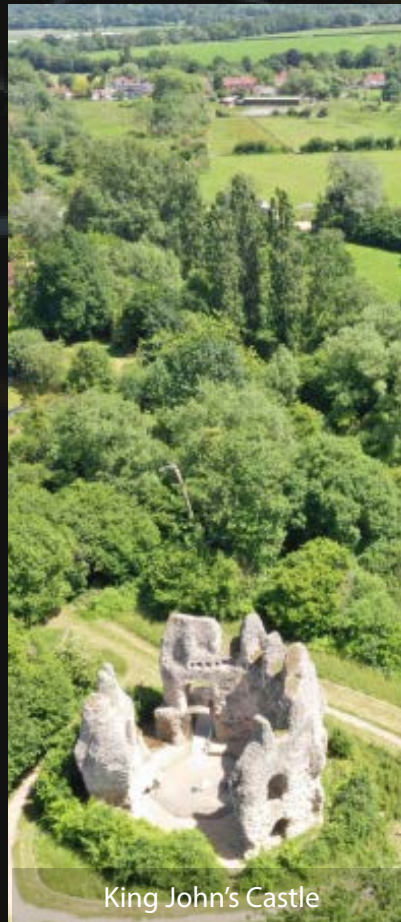
Places of interest

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 2 miles 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 1AS. 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.
Electric heating.

EPC - D(62)

Local Authority

Hart District Council
01252 622122
Band F



www.mccarthyholden.co.uk