

Odiham, Hampshire  
Three Bedroom Detached House





# 32 Oak Tree Close, Odiham, Hook, Hampshire, RG29 1FT

## The Property

This beautifully presented three-bedroom, detached family home is in excellent decorative order throughout. Situated in the sought after village of Odiham, on the prestigious Vanderbilt development, built in 2018, it is ideally located at the end of a private no through road, within close proximity of the village centre and adjacent to woodland and fields. The property is offered to the market with no onward chain.

## Ground Floor

You are welcomed into the hallway with cloakroom and ample built-in storage. The hallway leads through into the high specification, well-appointed open plan fitted kitchen breakfast/family room which benefits from integrated appliances and bi-folding doors out to the private rear garden.

There is a separate elegant living room with feature fire place and doors out to the garden.

## First Floor

On the first floor is a light and airy galleried landing and three good sized bedrooms and

a fitted family bathroom suite with bath and separate shower.

The main bedroom has built-in wardrobes and a fitted en-suite bathroom with separate shower.

The second bedroom also benefits from a built-in wardrobe.

## Outside

To the rear of the property is a sunny enclosed garden mainly laid to lawn with mature planting and a generous patio area ideal for entertaining.

The rear of the detached garage has been converted into an office with built in storage, electrics, heating and lighting. The front of the garage provides useful storage space.

To the side is driveway parking with direct access into the back 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, 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.

















































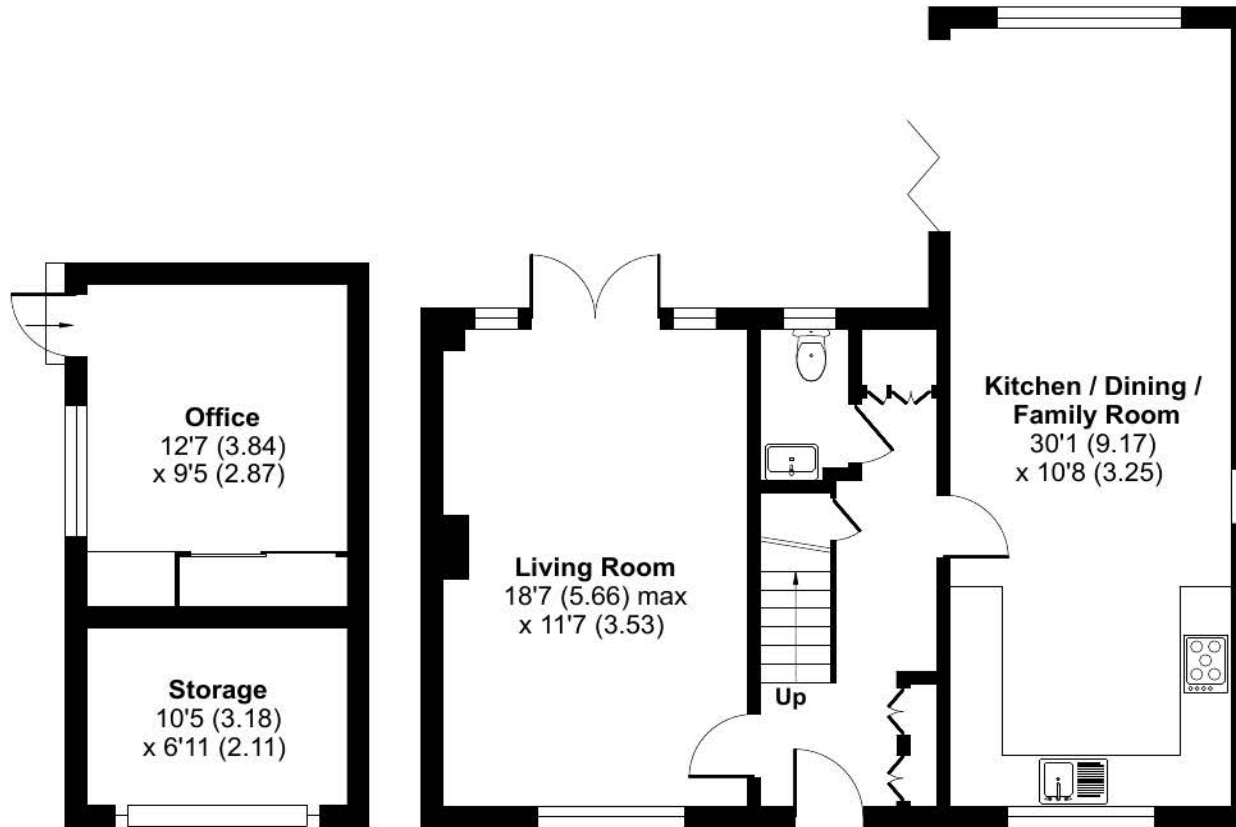
Approximate Area = 1366 sq ft / 127 sq m

Storage = 68 sq ft / 6.3 sq m

Office = 124 sq ft / 11.5 sq m

Total = 1558 sq ft / 144.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



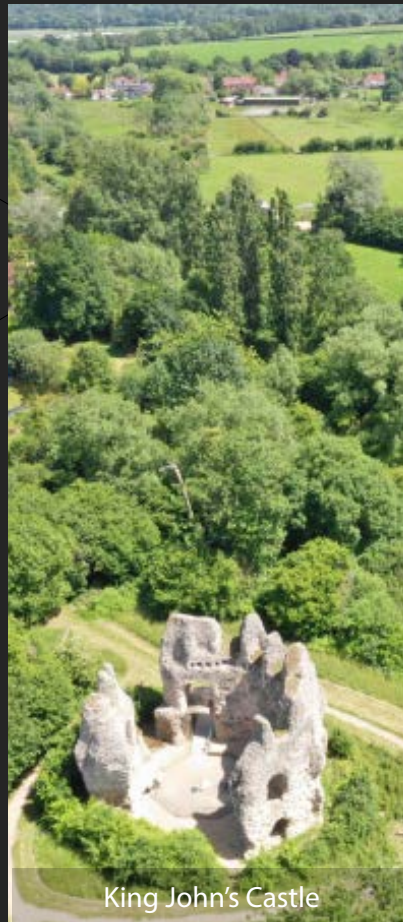
# Places of interest

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



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.

#### 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 - B (84)

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 1FT. 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  
McCarthy Holden: 01256 704851

Local Authority  
Tax band is F  
Haart (01256) 844844

**McCarthy  
Holden**

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