

Colt Hill, Odiham  
Four Bedroom Chalet Bungalow



## Tomkins, Colt Hill, Odiham, Hampshire, RG29 1AN

### The Property

Situated within close proximity of Odiham High Street, this four-bedroom detached chalet bungalow, is set in grounds of approximately 0.23 of an acre and offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a beautiful 20ft kitchen/breakfast room with a vaulted ceiling and skylight windows, a generous utility room, ample driveway parking with a single garage and no onward chain.

### Ground Floor

Accommodation comprises of a light and airy entrance hall that gives access to all the ground floor accommodation. The living room offers a wonderful feature gas fireplace and the bonus of access to the front garden through a set of French doors. Across from the living room you will find the dining room which gives you access to bedroom four or study. The rear of the property opens into the beautiful kitchen/breakfast room which has been finished to a high standard and offers a vaulted ceiling with skylight windows and bi-folding doors to the rear garden. The kitchen offers plenty of storage and appliance space with a range of fully fitted integrated appliances including oven, gas hob, dishwasher, and additional appliance space. Just off the kitchen you will find a spacious utility room with access to

the rear garden. The ground floor accommodation is finished with a refitted downstairs shower room and a 20ft main bedroom which offers en-suite facilities including toilet, sink and bath with shower overhead.

### First Floor

Upstairs the property offers two well-sized bedrooms with views over the front of the property. The first-floor accommodation is finished with a useful W/C which offers a toilet and sink. This room could be changed to a bathroom for both bedrooms.

### Outside

The charming enclosed rear garden is mainly laid to lawn with well-established flower, shrub beds and mature trees throughout. Outside the back of the property is a substantial patio area which is ideal for al fresco dining. Within the garden you have access to the single garage and to the front of the property you have ample driveway parking with a generous lawned area and path leading to Colt Hill.

### 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.

### Additional Information

Tax band is E and the local council is Hart District.



















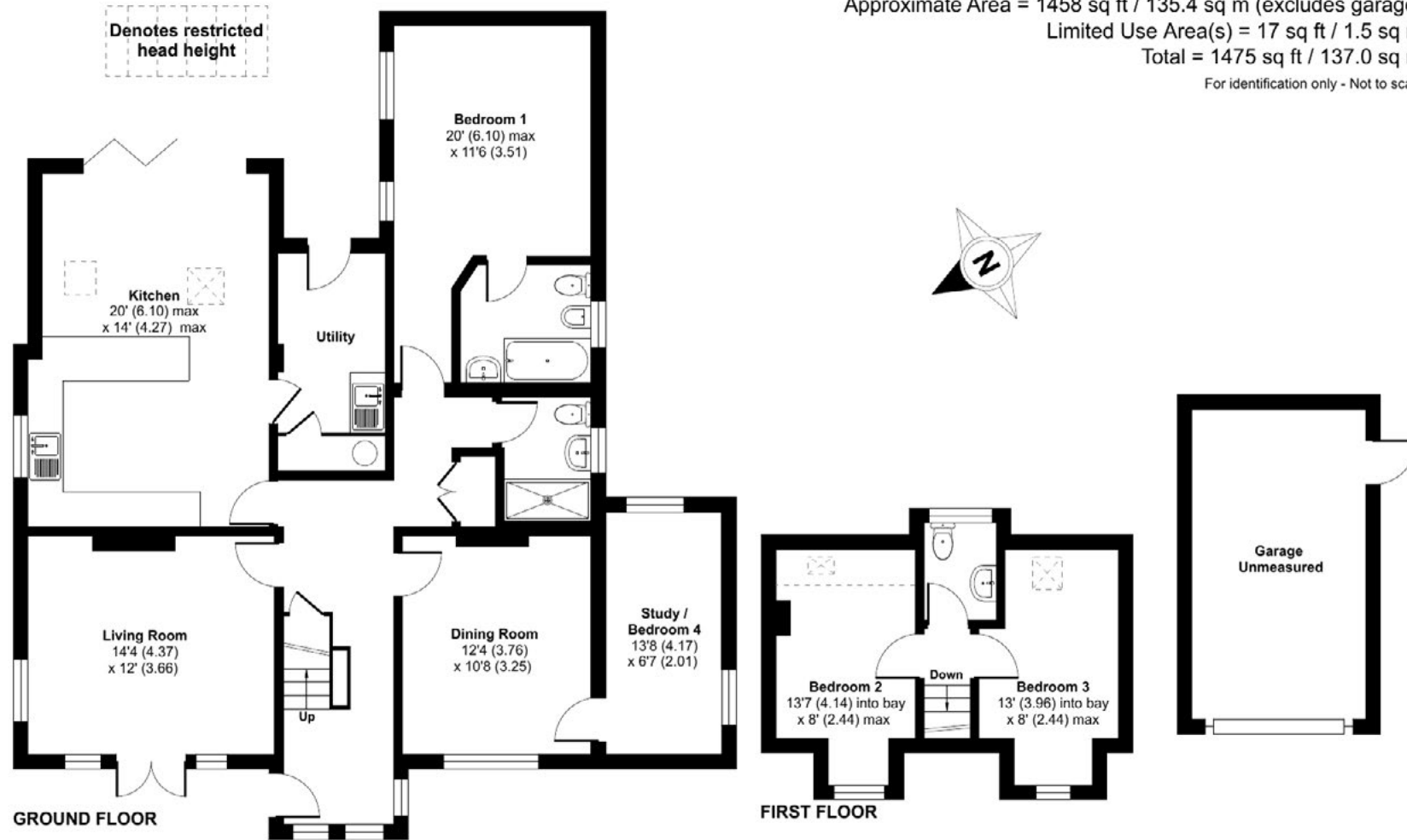
# Colt Hill, Odiham, Hook, RG29

Approximate Area = 1458 sq ft / 135.4 sq m (excludes garage)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 1475 sq ft / 137.0 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1180966







# Places of interest

A selection of photographs showing various locations in and around Odiham are shown below.



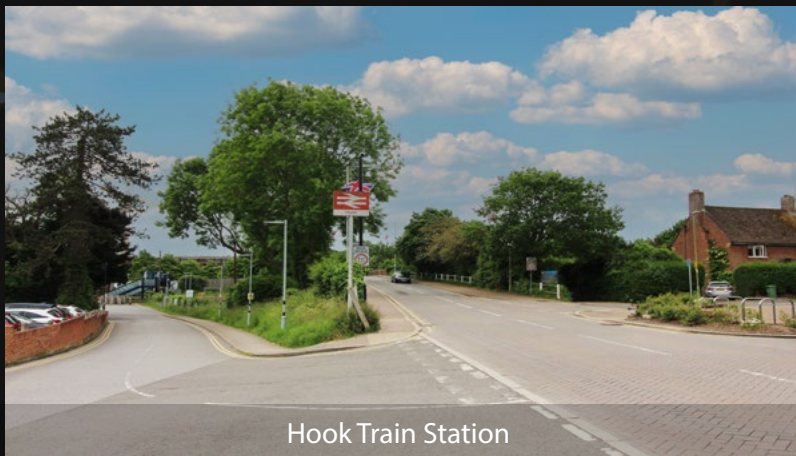
King Johns Castle



Basingstoke Canal



All Saints Church



Hook Train Station



Odiham High Street

## 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.

### Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Oil/LPG – None

Sewage – Mains Drains

Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs

How does broadband enter the property - FTTP (fibre to the premises)  
EPC - C (70)

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/>

Directions - Postcode RG29 1AN. 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

Hart District Council

Tax Band

E

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