

Odiham, Hampshire
Three Bedroom Home



3 Crumplins Meadow, Dunleys Hill, Odiham, Hook, Hampshire, RG29 1FY

The Property

This beautifully presented, three-bedroom, family home is situated in a small Croft Homes development of eight houses with lovely views.

The property is within close proximity of the centre of the desirable village of Odiham and is offered to the market with no onward chain and Buildings Warranty.

Benefits to the property include three bedrooms, two bathrooms, living room, kitchen/breakfast room and externally a south facing garden, garage and driveway parking.

Ground Floor

You are welcomed into the entrance hallway which leads to the well-appointed bright fitted kitchen/breakfast room with integrated appliances, island, floor to ceiling storage and bi-folding doors out to an attractive private, enclosed garden.

There is a living room to the front of the property and a fitted downstairs cloakroom.

First Floor

On the first floor the main bedroom enjoys views over the meadow and benefits from a built-in wardrobe and a fitted en-suite shower room. There is a further good sized-bedroom and a fitted family bathroom suite with over-bath shower.

Second Floor

On the second floor is a generous light and bright bedroom.

Outside

To the rear of the property is a very private, enclosed south facing, low maintenance garden. The current owners have installed decking which really does bring the outside inside making it an area ideal for entertaining or relaxing in the sun. At the far end of the garden is a border with mature shrubs, trees, planting and a meadow beyond.

The detached garage can be accessed directly from the garden and has electrics and lighting along with very useful overhead storage. Private driveway parking is to the side of the property in front of the garage.

Location

Crumplins Meadow is ideally located for direct trains to London from Hook and Winchfield mainline stations along with easy access to the M3.

Location

The historic village of Odiham boasts a comprehensive range of facilities, including Doctor's surgery, Dentist, Post Office, local supermarket, numerous restaurants, public houses and coffee shops.

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.

Tax band is D and local council is Hart District.















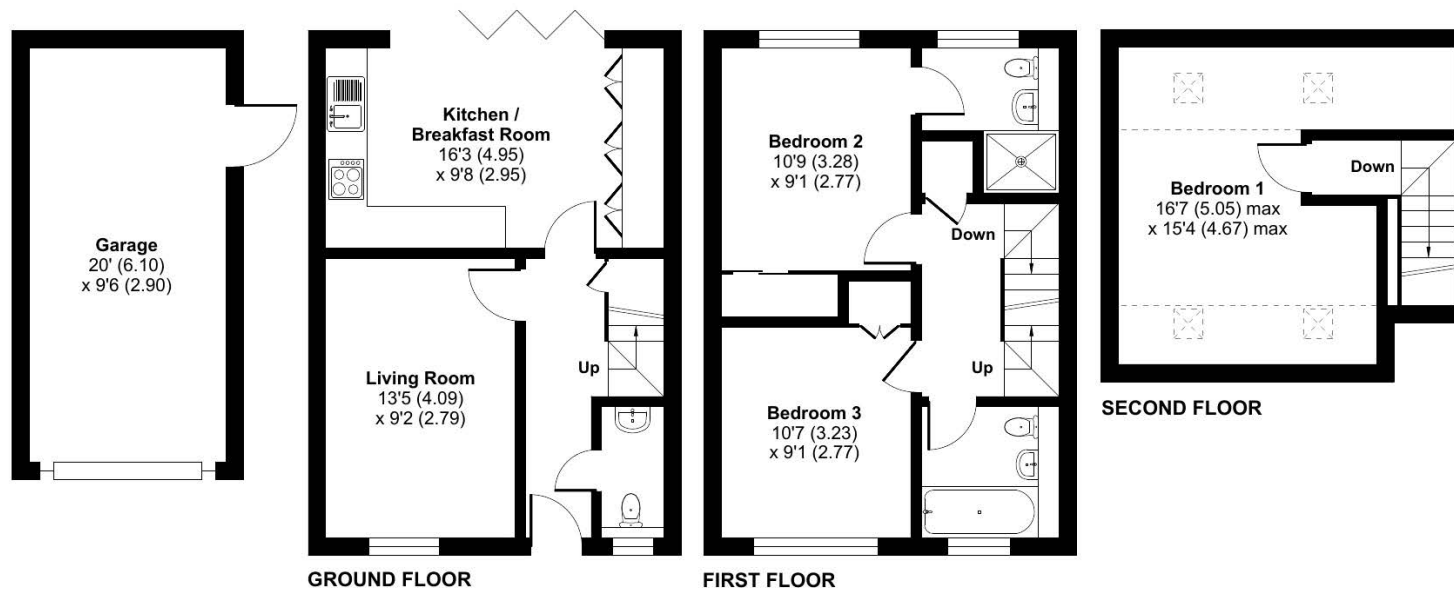






Crumplins Meadow, Hook, RG29

Approximate Area = 913 sq ft / 84.8 sq m
Limited Use Area(s) = 101 sq ft / 9.4 sq m
Garage = 190 sq ft / 17.7 sq m
Total = 1204 sq ft / 111.9 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). ©nxtchecom 2024. Produced for McCarthy Holden. REF: 1135861

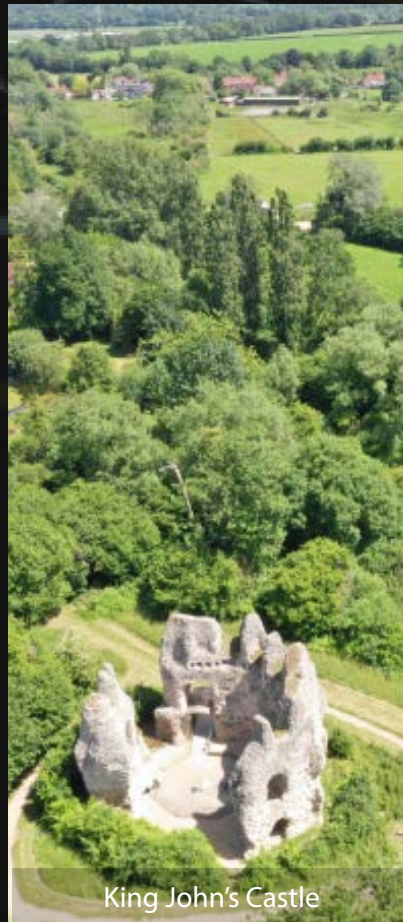
Places of interest

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 1FY. 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(83)

Local Authority

Hart District Council
01252 622122
Band D

McCarthy
Holden 

www.mccarthyholden.co.uk