

Hook, Hampshire  
Three Bedroom House





## 10 Pexalls Close, Hook, Hampshire, RG27 9TR

### The Property

This beautifully presented, three-bedroom home is situated in a cul-de-sac location within close proximity of Hook village centre and the railway station.

### Ground Floor

There is a hallway which leads through into an attractive light and bright living room.

The kitchen, which is at the rear of the property, has been recently replaced by the current owner creating a superb family kitchen/breakfast room with integrated appliances and generous breakfast bar.

There is also a cloakroom and useful utility area with storage and door giving access out to the rear garden.

### First Floor

On the first floor are three good sized bedrooms and a well-appointed family bathroom suite with over-bath shower.

### Outside

To the rear is a private enclosed garden, mainly laid to lawn with a garden shed and access out to the rear of the garden. There is also a paved patio directly at the rear of the property.

The front of the property looks out on to an enclosed green.

There is allocated parking and visitor parking.

### Location

Hook is situated in north east Hampshire. It is a vibrant village offering excellent

commuter links with Basingstoke, Southampton, Reading and London Waterloo accessible in about an hour via the mainline station and access to Junction 5 of the M3 motorway.

The village centre offers independent shops, cafes and restaurants, doctors' surgery, dentists, Post Office, Public houses and a church. Recreational facilities include; two community halls and a choice of four parks; Bassetts Mead, Hartlett's Park, King George V Playing Fields and Wellworth Park.

There is an infant and junior school located in the centre of the village, which are both highly regarded. Hook is also within the catchment area for Robert Mays senior school in Odiham.































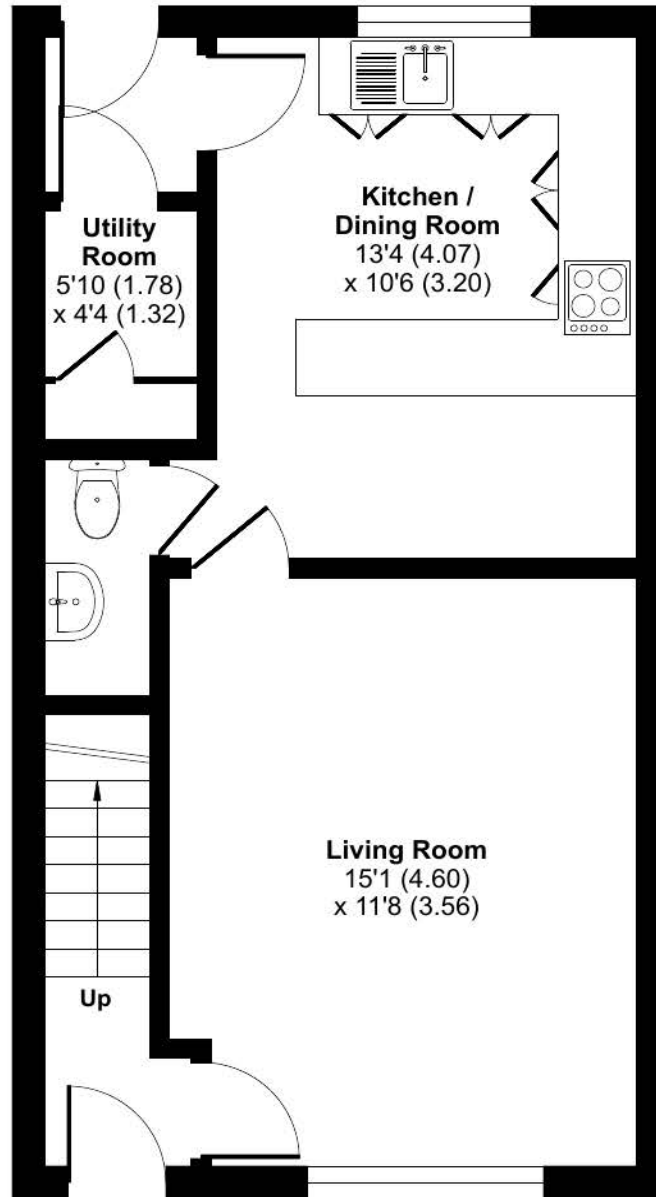




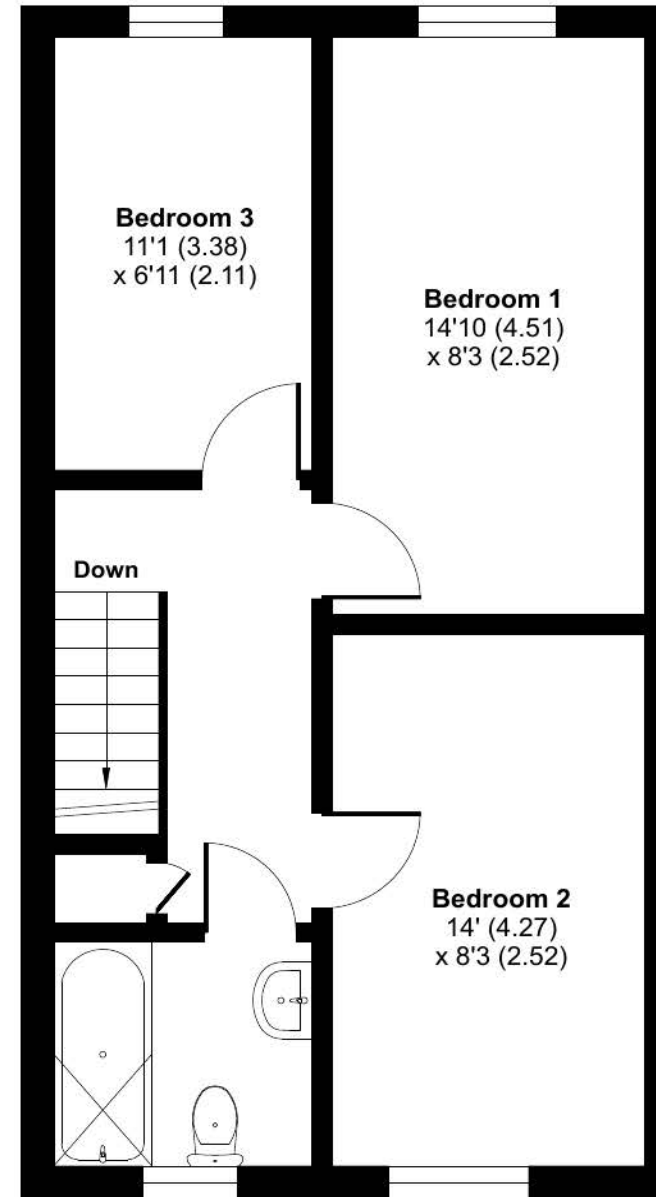








**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for McCarthy Holden. REF: 1208192



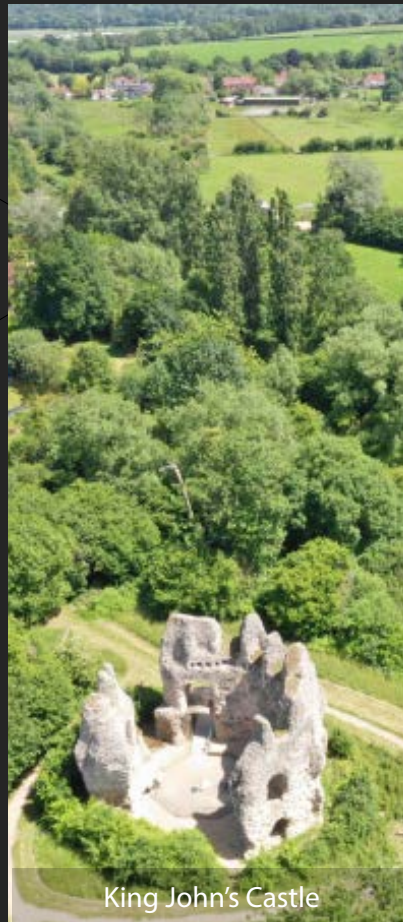
# Places of interest

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



Public House



North Warnborough Ford



Basingstoke Canal



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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.

#### 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 - C(75)

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 RG27 9TR. 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  
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