

Odiham, Hampshire
Three Bedroom Detached Bungalow



25 Waverley Close, Odiham, Hook, Hampshire, RG29 1AT

<p>Property</p> <p>This beautifully presented three-bedroom detached bungalow is situated in a cul-de-sac, ideally located within close proximity of the desirable Odiham village centre. The property has just been tastefully refurbished and extended to a high standard by the current owners, completed in September 2024. The property is offered to the market with no onward chain.</p>	<p>Outside</p> <p>There is a well-maintained enclosed garden which wraps around the rear and side of the property, mainly laid to lawn with mature planting, flower beds, shrubs and trees. There is a patio which overlooks the garden making it an ideal area for entertaining or relaxing and enjoying the sunshine.</p> <p>There is private driveway parking to the front of the property.</p>	<p>There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.</p> <p>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.</p>
<p>You are welcomed into the spacious hallway with built-in storage.</p> <p>The property has been extended to provide a superb open plan kitchen/breakfast room with integrated appliances, breakfast bar and double doors out to a patio overlooking the pretty garden.</p>	<p>Location</p> <p>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.</p>	
<p>The generous living room with feature fire place opens via double doors into a conservatory overlooking the garden.</p> <p>The main bedroom benefits from a fitted en-suite shower room and built-in wardrobe. There are a further two good-sized bedrooms and a separate fitted family bathroom suite with over-bath shower.</p>	<p>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.</p>	



















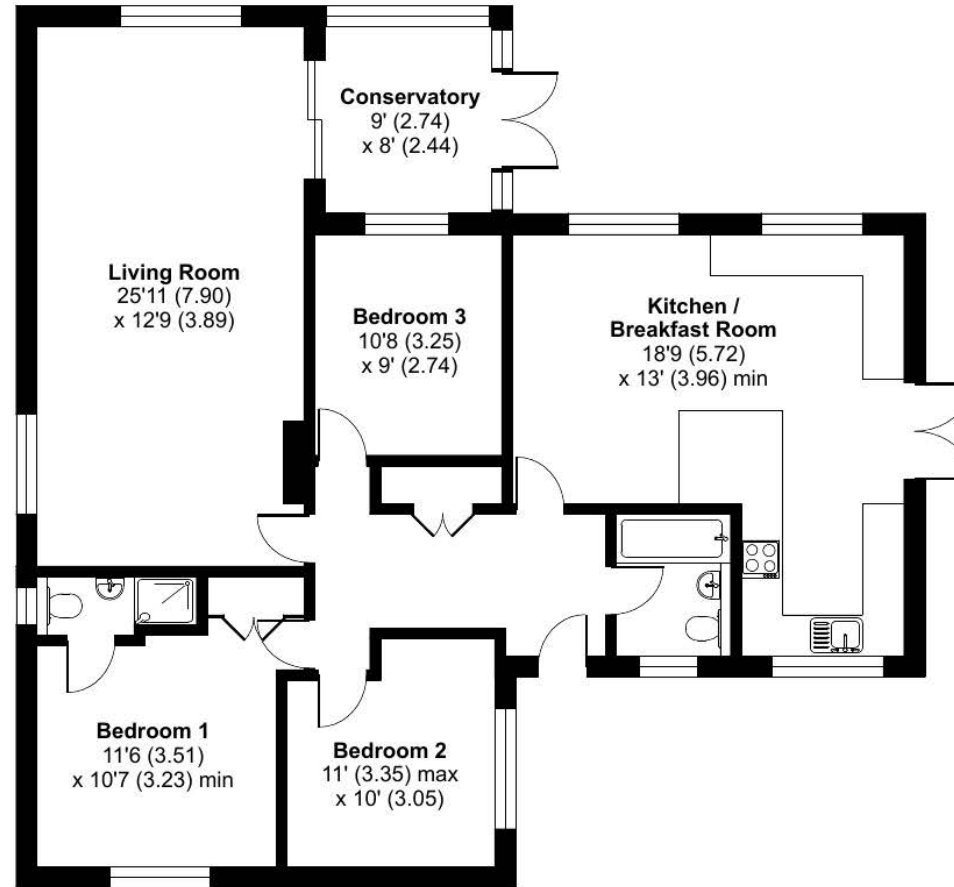




Waverley Close, Odiham, Hook, RG29

Approximate Area = 1290 sq ft / 119.8 sq m

For identification only - Not to scale



GROUND FLOOR

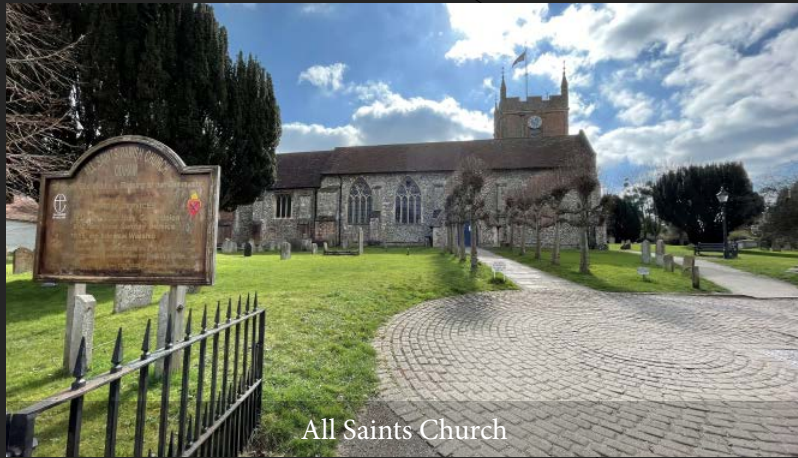


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1195840

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 3 miles of the property.



All Saints Church



King John's Castle



Lord Wandsworth



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
Heating – Gas

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - via BT Phone Line
EPC - C(71)

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 1AT. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
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