

Goodchild Square, Odiham, Hampshire
Two Bedroom Semi-Detached Home.



15 Goodchild Square, Odiham, Hampshire, RG29 1FA

The Property

Situated within the sought after village of Odiham, this two bedroom semi-detached home is part of an exclusive development constructed by Linden Homes in 2015. Offered to the market with no onward chain, benefits to this property include two allocated parking spaces, two bathrooms, enclosed rear garden and located within close proximity of Odiham High Street.

Ground Floor

Accommodation comprises of a bright and airy entrance hall leading to the kitchen which has been finished to a high standard. Within the kitchen you have a range of fully fitted integrated appliances including AEG oven, AEG gas hob, Zanussi dishwasher, Zanussi fridge/freezer and additional appliance space. The living/dining area room offers spacious accommodation, under stairs storage and access to the rear garden through a set of French Doors. The ground floor accommodation is finished with a downstairs cloakroom.

First Floor

Upstairs the property offers two bedrooms with the rear bedroom offering wonderful views towards the Deer Park and rear garden. The front bedroom offers an en suite shower and plenty of storage with fitted wardrobes. The first-floor accommodation is finished with a family bathroom which offers sink, toilet, and bath with shower over bath.

Outside

To the front the property benefits from two allocated parking spaces and plenty of visitor bays. The rear garden has a paved patio overlooking the central gravel garden with mature planting, flowers, and hedges. There is a gate providing access to the side/front for the property.

Location

Goodchild Square is just off Odiham's historic High Street with the Co-op conveniently positioned close to the development.

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.

Tax band is E and local council is Hart District.

Goodchild Square has a service charge of £334.05p which is paid every 6 months.















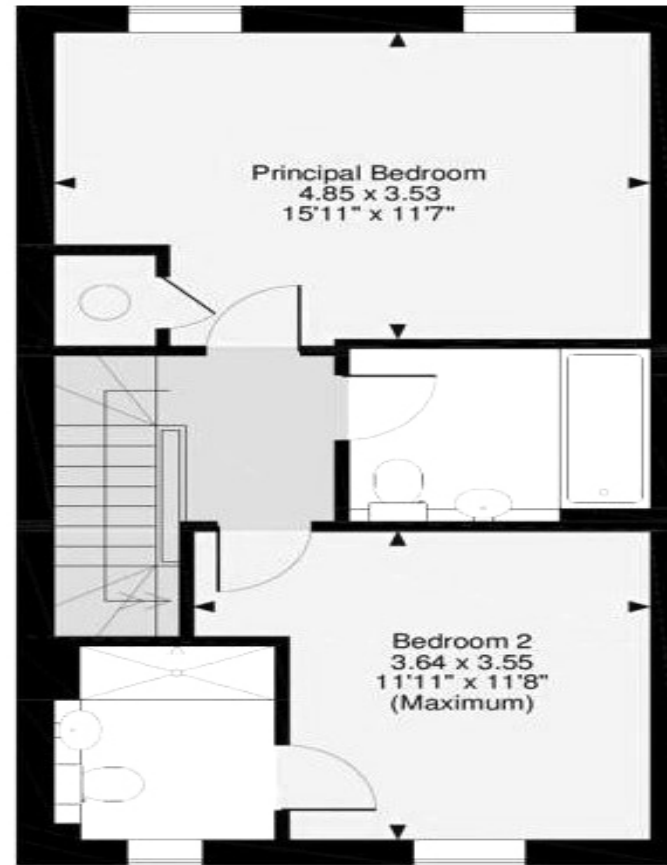




Goodchild Square, Odiham, Hook
Internal area 1,008 sq ft (94 sq m)



Ground Floor



First Floor

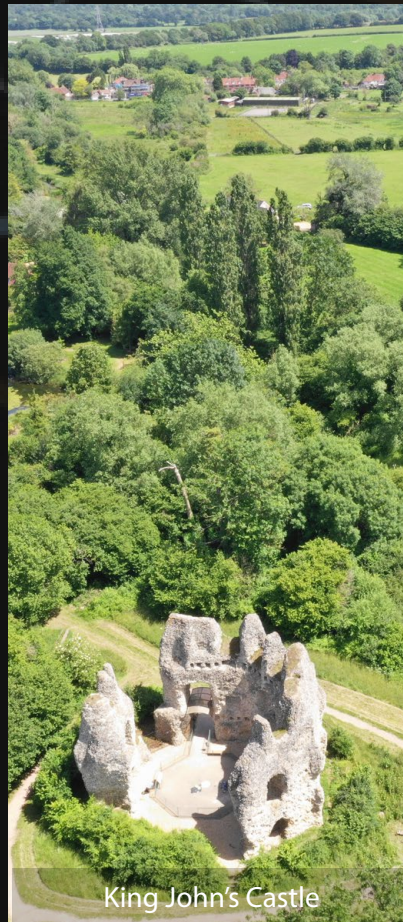
Places of interest

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 2 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

Consumer Protection Regulations

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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.

Directions - Postcode RG29 1FA. 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, gas and mains drainage.

EPC - B 83

Local Authority

Hart District Council
01252 622122
E

McCarthy
Holden 

www.mccarthyholden.co.uk