

Odiham, Hampshire
Two Bedroom Bungalow



1 Sarah White Alm Houses, Broad Oak, Odiham, Hook, Hampshire, RG29 1AG

The Property

Located in the popular rural hamlet of Broad Oak this well presented, two-bedroom bungalow is situated on a no through road in a picturesque setting on the outskirts of the Odiham village centre. The property is offered to the market with no onward chain.

Ground Floor

The well-designed fitted kitchen with partially integrated appliances, leads through into a delightful light and airy oak Orangery which has been added by the present owner. It is currently being used as dining/family room and enjoys lovely views over the garden.

An inner hallway leads from the kitchen to the living room with feature fireplace.

The main bedroom also has a feature fireplace and the second bedroom has built-in storage.

Both bedrooms are serviced by a well-appointed fitted shower room.

Outside

The enclosed sunny garden is to the front and side of the property and is mainly laid to lawn with mature flower beds, shrubs and trees. There is a patio area ideal for entertaining or relaxing in the sunshine.

There is parking to the front of the property and a private lane leads to the rear to a further allocated parking area.

Further Information

Hart District Council Tax Band C.
Annual Service Charge - £900.

Location

Broad Oak is a small rural hamlet tucked away adjoining Odiham Woods and the Basingstoke Canal, within one mile of Odiham High Street, it is a no through road set back from the common in a picturesque setting. There is access to the Basingstoke Canal via the local footpath/bridge which leads to the towpath or Odiham Woods/Common where there are extensive country walks.

Odiham provides many facilities including a doctor, dentists, pharmacy, supermarket, eateries, and pubs. There is also schooling from infant to secondary level.

As well as the Odiham schools, there are a wealth of well-regarded private schools in the vicinity including Lord Wandsworth College, Daneshill School and St Nicholas School.

More comprehensive shopping and recreational facilities can be found in the regional centres of Fleet, Farnham, Basingstoke, Reading and Guildford.

Broad Oak is strategically well placed for local and regional communications being within 2 miles of Junction 5 of the M3 and with easy access to local mainline stations at Hook and Winchfield both serving London Waterloo.











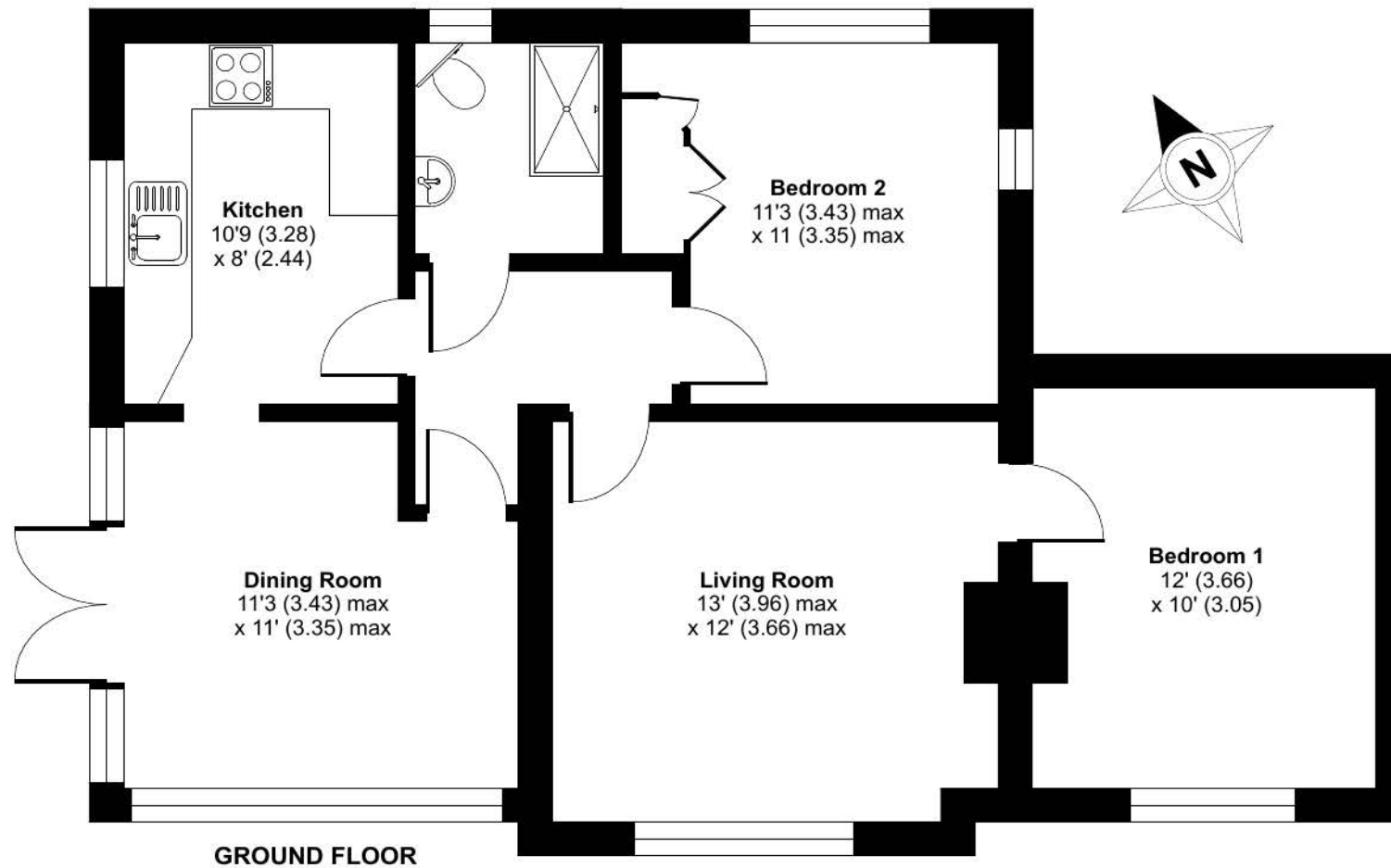












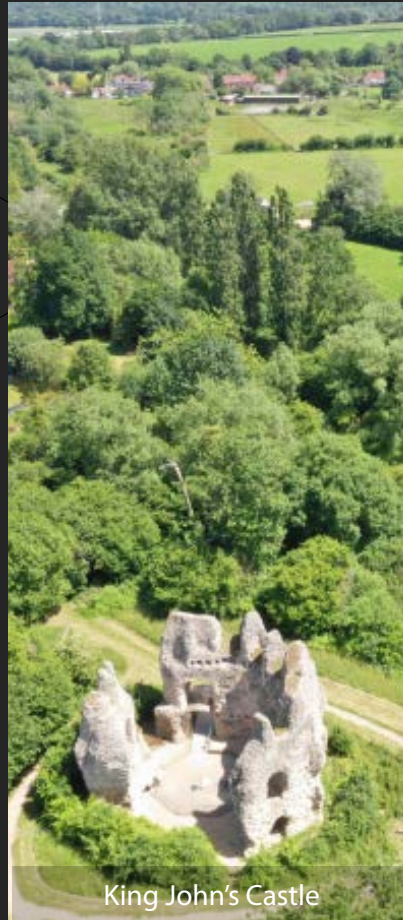
Places of interest

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

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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 – Septic Tank
Heating – Gas

Materials used in construction - Brick, Timber Framed, Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC - D(67)

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 1AG 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
Tax band is C
Haart (01256) 844844

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