

Odiham, Hampshire
Two Bedroom Home



26 Oak Tree Close, Odiham, Hook, Hampshire, RG29 1FT

The Property

Located in the sought-after Vanderbilt development in Odiham, an exclusive collection of just 21 homes built in 2018, this well-presented two-bedroom family home offers stylish and practical living.

Set on a private no-through road, it is close to the village centre and adjacent to open woodland and fields, ideal for dog walking and outdoor pursuits.

Ground Floor

The welcoming entrance hallway leads to a bright, double-aspect kitchen/breakfast room. Finished to a high specification, the kitchen features integrated appliances and patio doors that open onto the enclosed rear garden.

The spacious living room also enjoys a double aspect and benefits from bespoke built-in cabinetry, offering functional storage.

A convenient downstairs cloakroom completes the ground floor.

First Floor

On the first floor are two generous bedrooms. The main bedroom has a fitted en-suite shower room and built-in wardrobes. There is also a fitted family bathroom suite.

Outside

The rear garden is a sunny retreat, thoughtfully landscaped by the current owner for low maintenance. Mainly paved and bordered with mature plants and flowers, it provides a perfect space for relaxing or entertaining.

At the end of the garden sits a charming summer house, with power and electrics, currently used as a home office, ideal for remote working or creative pursuits.

The property benefits from two dedicated parking spaces, with additional guest parking available.

Location

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 with Post Office, coffee shops, public houses and restaurants.

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.

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 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.



























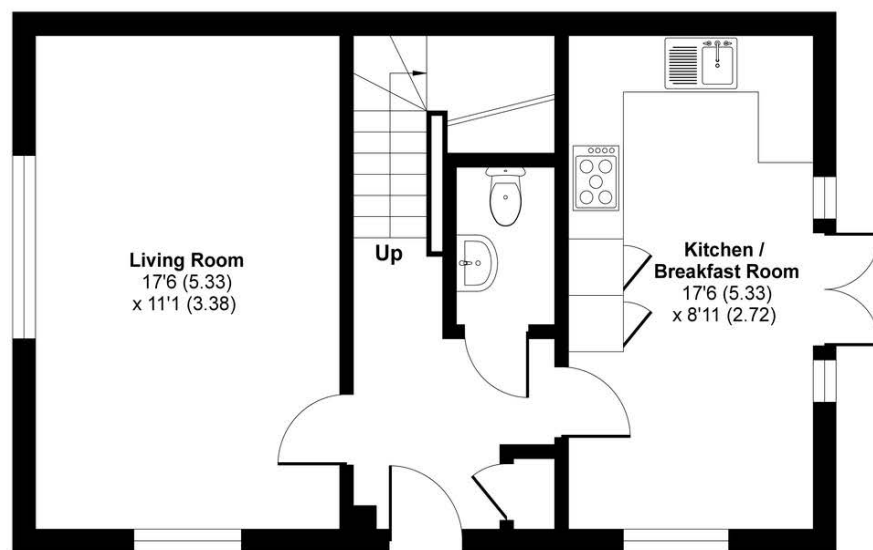




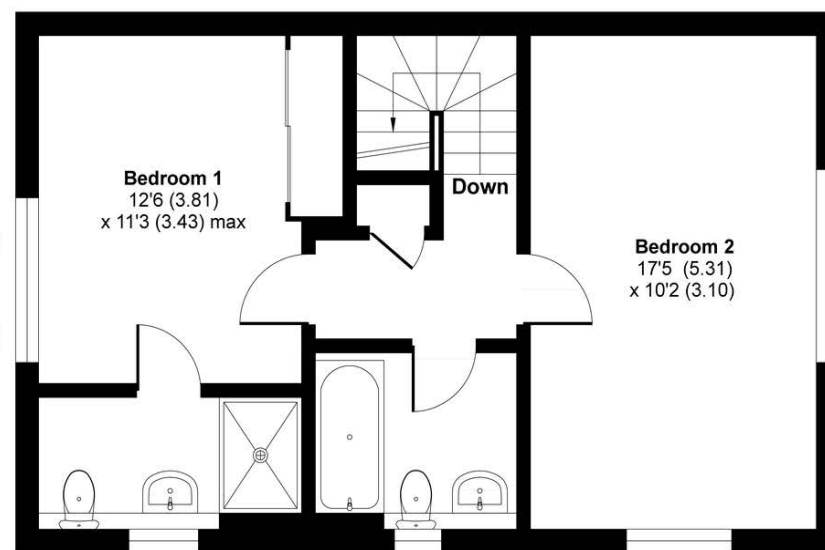
Oak Tree Close, Odiham, Hook, RG29

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for McCarthy Holden. REF: 625179

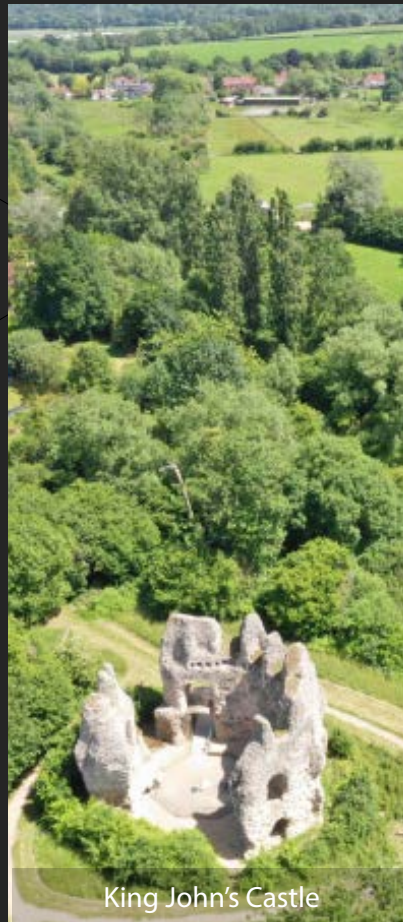
Places of interest

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



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 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 - B(84)

Service Charge - £768 p.a.

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/>

Directions - Postcode RG29 1FT. 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
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Local Authority
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