

Odiham, Hampshire
Three Bedroom Home



8 Recreation Road, Odiham, Hook, Hampshire, RG29 1NU

The Property

This well-presented three bedroom family home is situated within close proximity of the centre of the desirable village of Odiham.

Ground Floor

You are welcomed into the hallway which leads through to a spacious fitted kitchen/breakfast room. There is access from the kitchen to a utility room with door out to the garden.

The generous living/dining room boasts a feature log burning stove and French doors out to a patio overlooking the lovely rear garden.

There is also a well-appointed fitted shower room.

First Floor

On the first floor there are three good sized bedrooms.

The family bathroom has a free-standing roll top bath with handheld shower, washhand basin and w.c.

Outside

To the rear of the property is a lovely enclosed garden mainly laid to lawn with mature planting, flower beds, shrubs and trees.

Immediately to the rear of the property is a sunny paved patio, an ideal place for entertaining. There is also a useful shed and potting shed.

To the front of the property is private driveway parking for several cars.

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 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.





















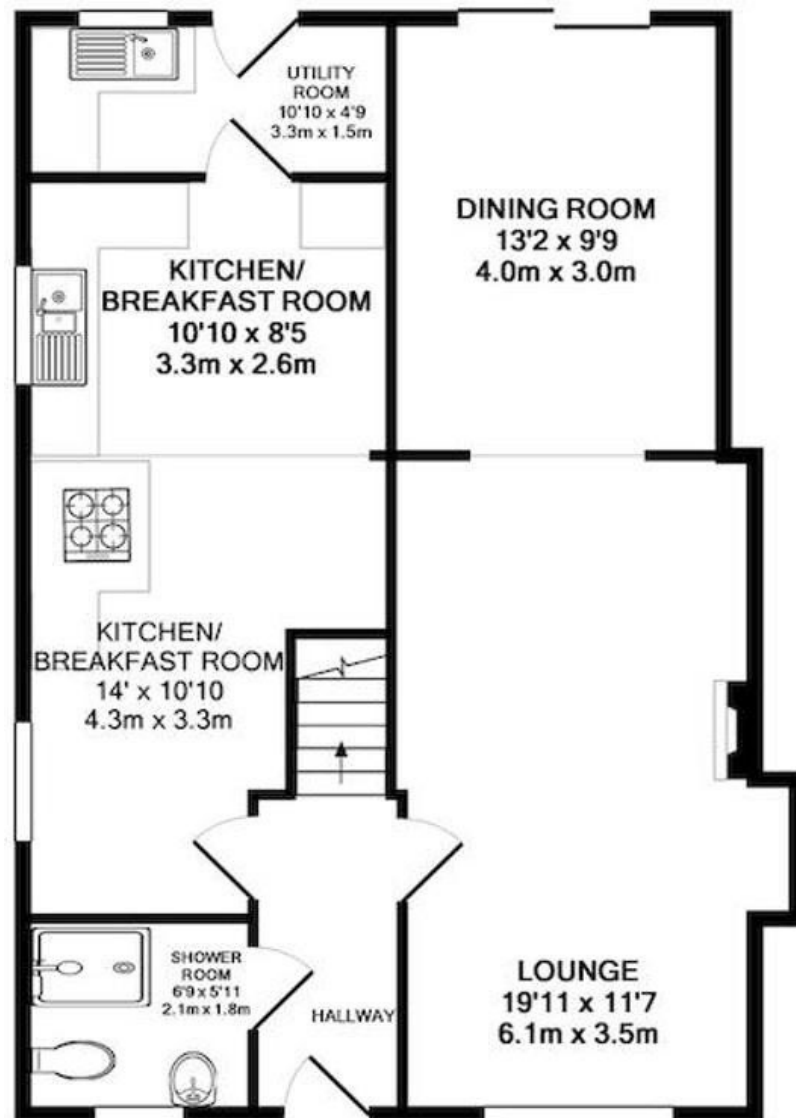




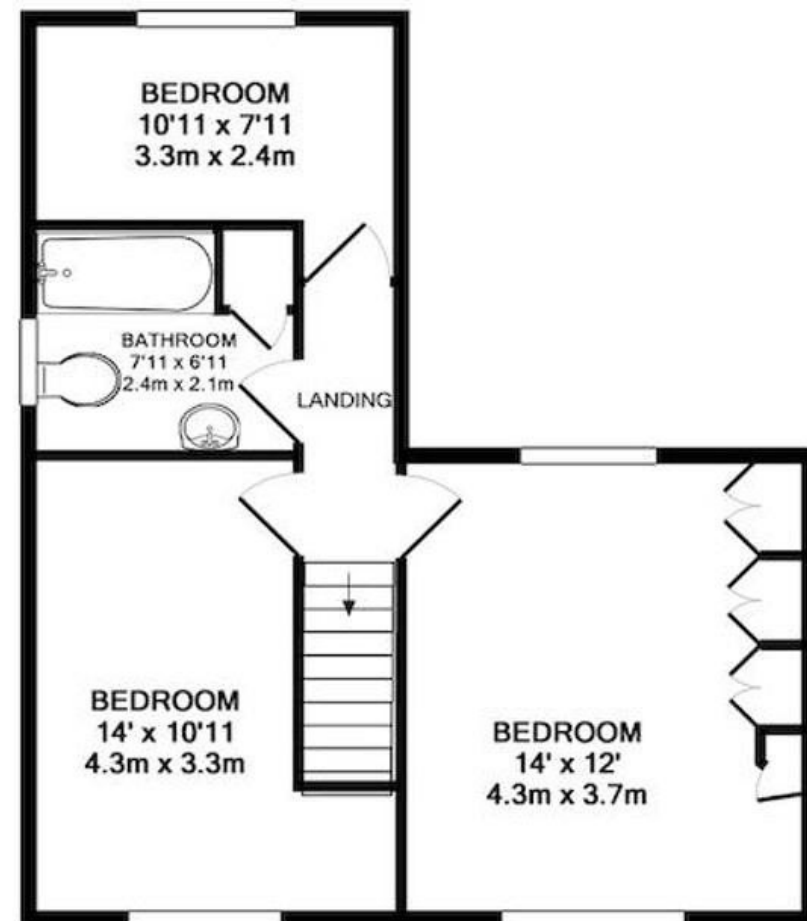








GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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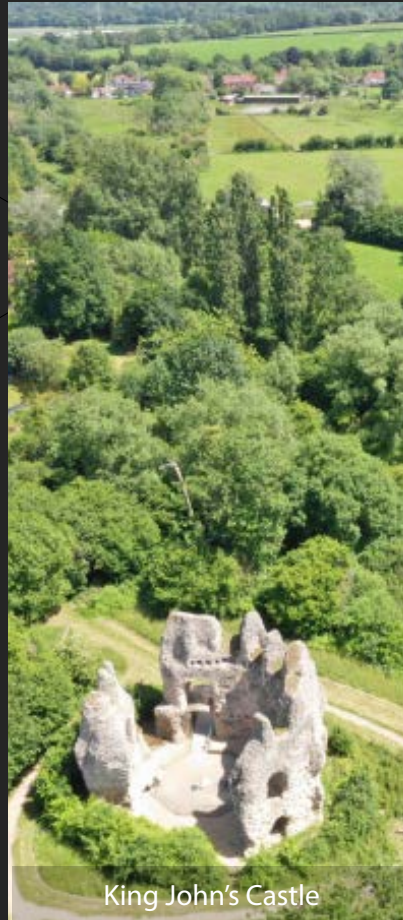
Places of interest

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 - 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 1NU. 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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