

St Davids Close, Odiham, Hampshire
Four bedroom detached home.



17, St Davids Close, Odiham, Hampshire, RG29 1PD.

The Property

Situated within a sought-after cul-de-sac location within close proximity of Odiham High Street and Robert Mays School, this four-bedroom detached family home is offered to the market with flexible and spacious accommodation throughout.

Benefits to this property include a private rear garden, single garage with driveway parking, solar panels, recently installed Air source heat pump and a spacious main bedroom on the second floor.

Ground Floor

Accommodations comprises of a spacious entrance hall with W.C. leading to the light and airy living room with patio doors out to the rear garden.

The kitchen/breakfast room offers a range of fully fitted integrated appliances, additional appliance space and plenty of storage along with Karndean flooring flowing through into the hall. The garden can be accessed from the kitchen.

First Floor

Upstairs the property offers three good-sized bedrooms one of which benefits from fitted wardrobes. There is family bathroom with w.c., sink and bath with shower overhead.

Second Floor

On the second floor is a light and airy main bedroom with lovely views, plenty of storage and scope to add an en-suite shower room.

Outside

The beautifully presented rear garden is enclosed with mature hedgerow and wood panel fencing giving extra privacy. The garden is mainly laid to lawn with a mixture of mature flowers borders, shrubs and trees. There is also a patio, an ideal area ideal for entertaining

To the front the property is a lawned area with planting and driveway parking leading to a single garage.

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.

Tax band is E and local council is Hart District.

Please note that the owners have informed us that the solar panels generate a quarterly income, of approximately £200 and that during late spring, summer and early autumn, all hot water is generated using solar energy. All details will be verified by the purchasing solicitor prior to the exchange of contracts.







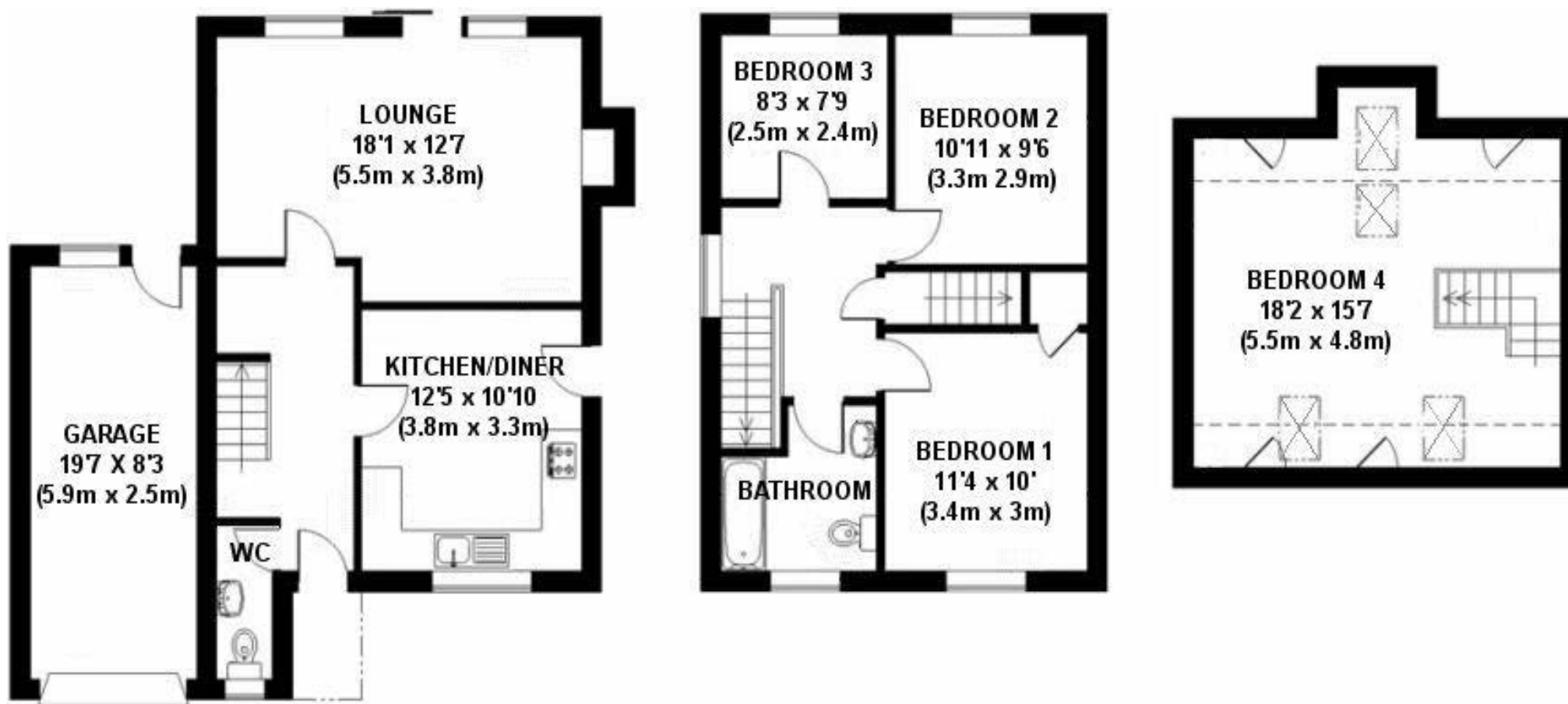












TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (107 SQ.M.)

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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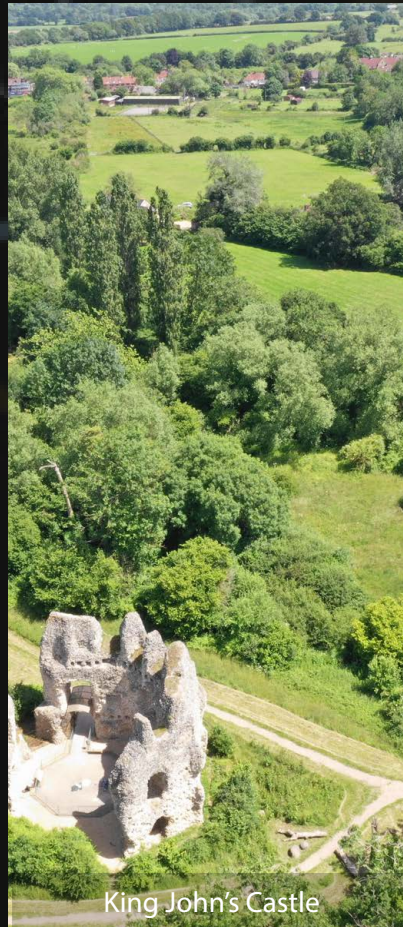
Places of interest

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 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 1PD. 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
Band E



www.mccarthyholden.co.uk