

Odiham, Hampshire
Two/Three Bedroom Home



13 Hereford Close, Odiham, Hook, Hampshire, RG29 1PF

The Property

Situated in a sought-after cul-de-sac location, enjoying countryside views, this beautifully presented two/three bedroom home has been tastefully extended and updated by the current owner.

Benefits to the property include: two/three bedrooms, shower room, open plan kitchen/living/dining/family room, office, utility room and externally, garden and driveway.

Ground Floor

The entrance hall with storage cupboard, leads through to a spacious open plan kitchen/living/dining/family room with patio doors out to the sunny, private rear garden.

The generous, well-appointed kitchen has a range of fitted units, integrated appliances and direct access out to the rear garden. The kitchen leads to a fitted utility room.

There is a further reception room which is currently being used as an office and would make an ideal third bedroom.

First Floor

On the first floor are two good sized bedrooms both with built-in-wardrobes and a separate shower room.

Outside

There is an enclosed, private garden to the rear with a good-sized sunny patio, ideal for relaxing and entertaining. Steps lead up to a gravel garden area with mature flower beds and shrubs. To the front is a gravel garden and off road, driveway parking.

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, 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 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.

Tax band is D and local council is Hart District.



















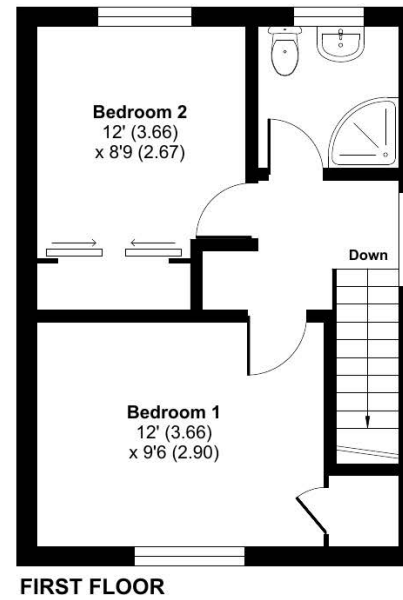
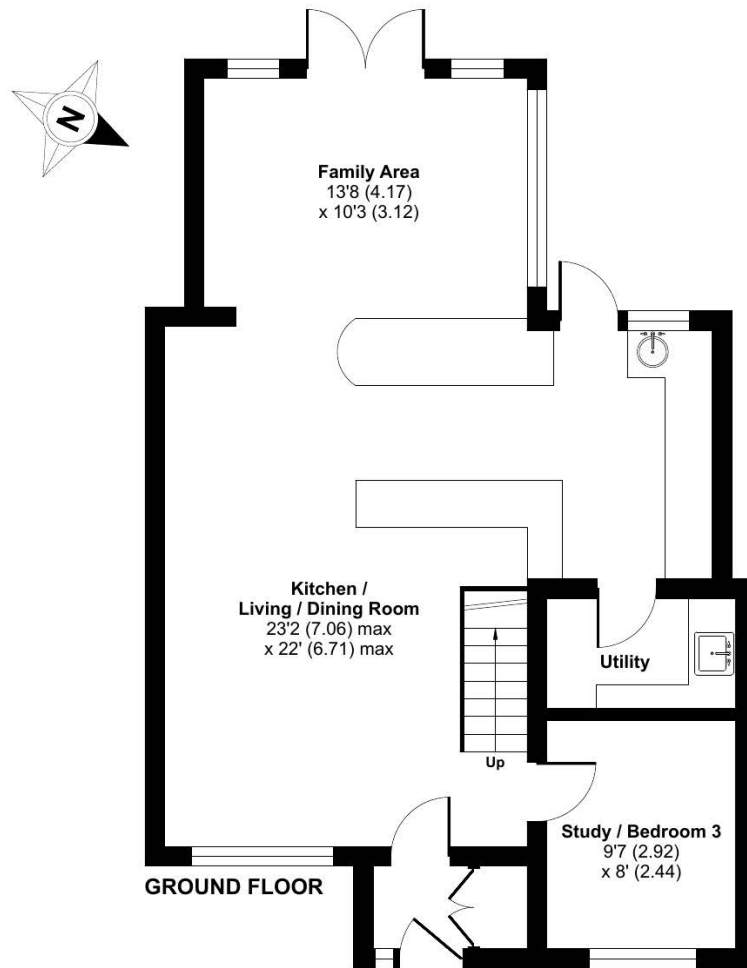




Hereford Close, Odiham, Hook, RG29

Approximate Area = 1066 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for McCarthy Holden. REF: 1109075

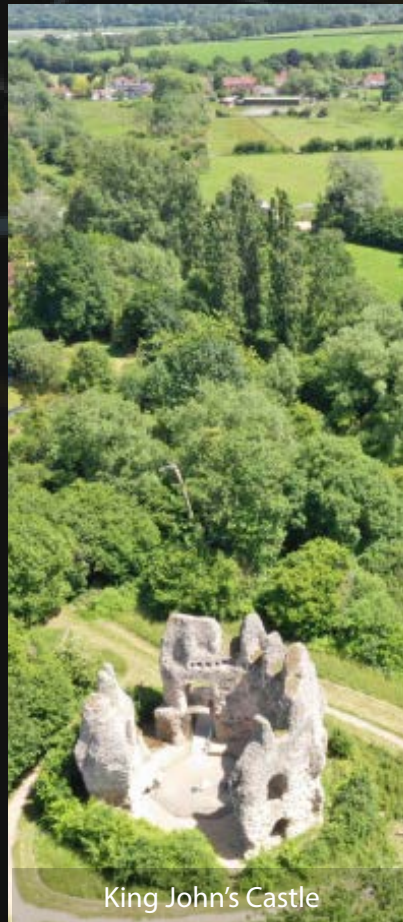
Places of interest

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 1 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 1PF. 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, and mains drainage.
Gas heating.

EPC - C (72)

Local Authority

Hart District Council
01252 622122
Band D

**McCarthy
Holden** 

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