

Odiham, Hampshire
Three Bedroom Semi-Detached House



4 Eleanor Walk, Odiham, Hampshire. RG29 1FQ.

The Property

This well presented three-bedroom, semi-detached family home is ideally situated within close proximity of the highly regarded Odiham village centre. The overall square footage extends to over 1200 sqft. The house was built in 2017 by Charles Church and benefits from the remaining period of a 10 year NHBC guarantee.

The development is situated within a walk to Odiham High Street offering a range of shops, amenities and schools.

Ground Floor

The property is approached over a brick pathway abounded with decorative hedging which leads to the front door. The hallway gives access to the majority of the downstairs accommodation which comprises of cloakroom, kitchen, living/dining room and garden room.

The kitchen is fully fitted with a range of built in storage units and fitted appliances including oven, hob, dishwasher, washing machine, tumble dryer plus extractor fan and water softener. Breakfast bar for entertaining/dining. The kitchen is open to the lounge/dining room which has an electric fire surrounded by a decorative mantle. The garden room is accessed through double doors.

First Floor

On the first floor are two spacious bedrooms, both of the size to fit a double bed, with a family bathroom accessed from the landing. The bathroom comprises white suite with bath and shower over, sink and toilet with part tiled walls and laminate floor.

Second Floor

The main suite is on the top floor with a feature panelled wall and range of fitted storage and dressing area/study area. The en-suite bathroom comprises of an enclosed shower, sink and toilet with part tiled walls.

Outside

To the rear is a beautiful, well-maintained enclosed garden which is mainly laid to lawn. Immediately to the rear of the property is a patio area which wraps round the side of the property giving access to the front and provides space for a shed. Flower beds with shrubs and trees to the rear border.

There is a block brick driveway accessed from the front of the property providing space for 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 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.





Calendar

Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
Sunday





















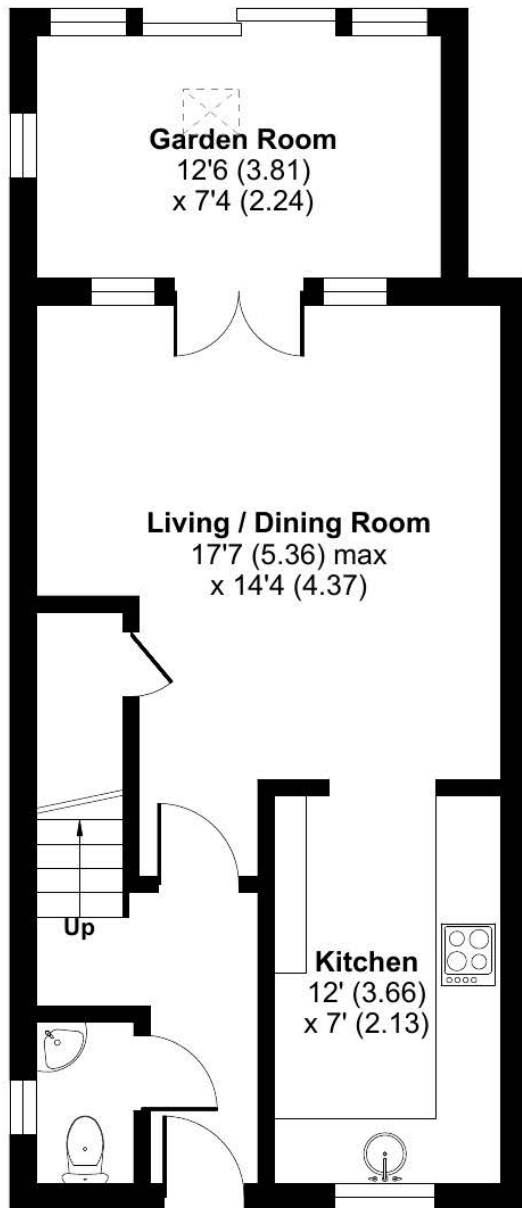
Eleanor Walk, Odiham, Hook, RG29

Approximate Area = 1176 sq ft / 109.2 sq m

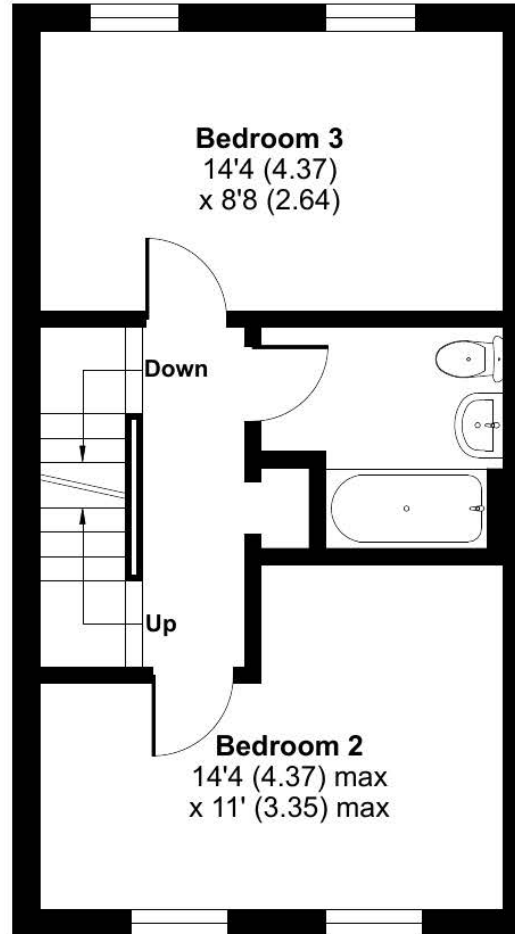
Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale

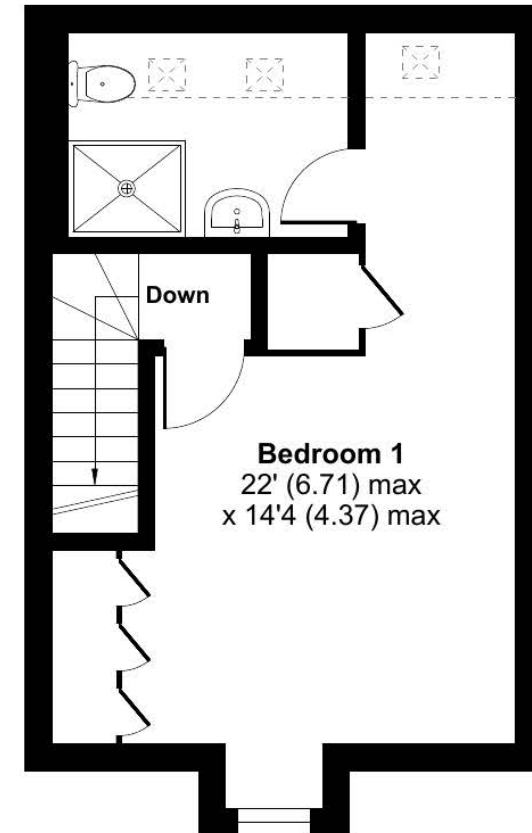


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1181963

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 3 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	Materials used in construction - Brick, Tiled roofs
Water – Mains	How does broadband enter the property - FTTP
Gas – Mains	EPC - B(85)
Electric – Mains	Broadband Checker - https://www.openreach.com/fibre-broadband
Sewage – Mains	Mobile Signal - Unknown, depends on carrier
Heating – Gas	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
	Accessibility Accommodations - None

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
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