

Runnymede Drive, Odiham, Hook
Two Bedroom, Maisonette



52 Runnymede Drive, Odiham, Hook, Hampshire, RG29 1FP

Property

This well presented, two bedroom, ground floor maisonette, is situated within the sought-after village of Odiham. The property is located on the De Montfort Place development, built in 2016 by Charles Church.

Benefits to this property include, two bedrooms, kitchen, living/dining room and bathroom. Externally there is a communal garden and allocated parking.

Accommodation

The private front door leads into the spacious hallway with built in storage.

There is a generous, light and airy open plan kitchen/dining/living room.

The well-presented fitted kitchen benefits from modern kitchen units with built in gas

hob, electric oven, extractor fan, washing machine, fridge/freezer and dishwasher.

There are two good-sized bedrooms and a family bathroom with over bath shower and shower screen, w.c. and wash hand basin.

Outside

There are communal gardens and two allocated parking spaces which are located outside to the front of the property.

Location

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, several 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 several supermarkets together with restaurants and wine bars.

There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from Hook and Winchfield train station.

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.











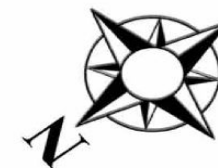
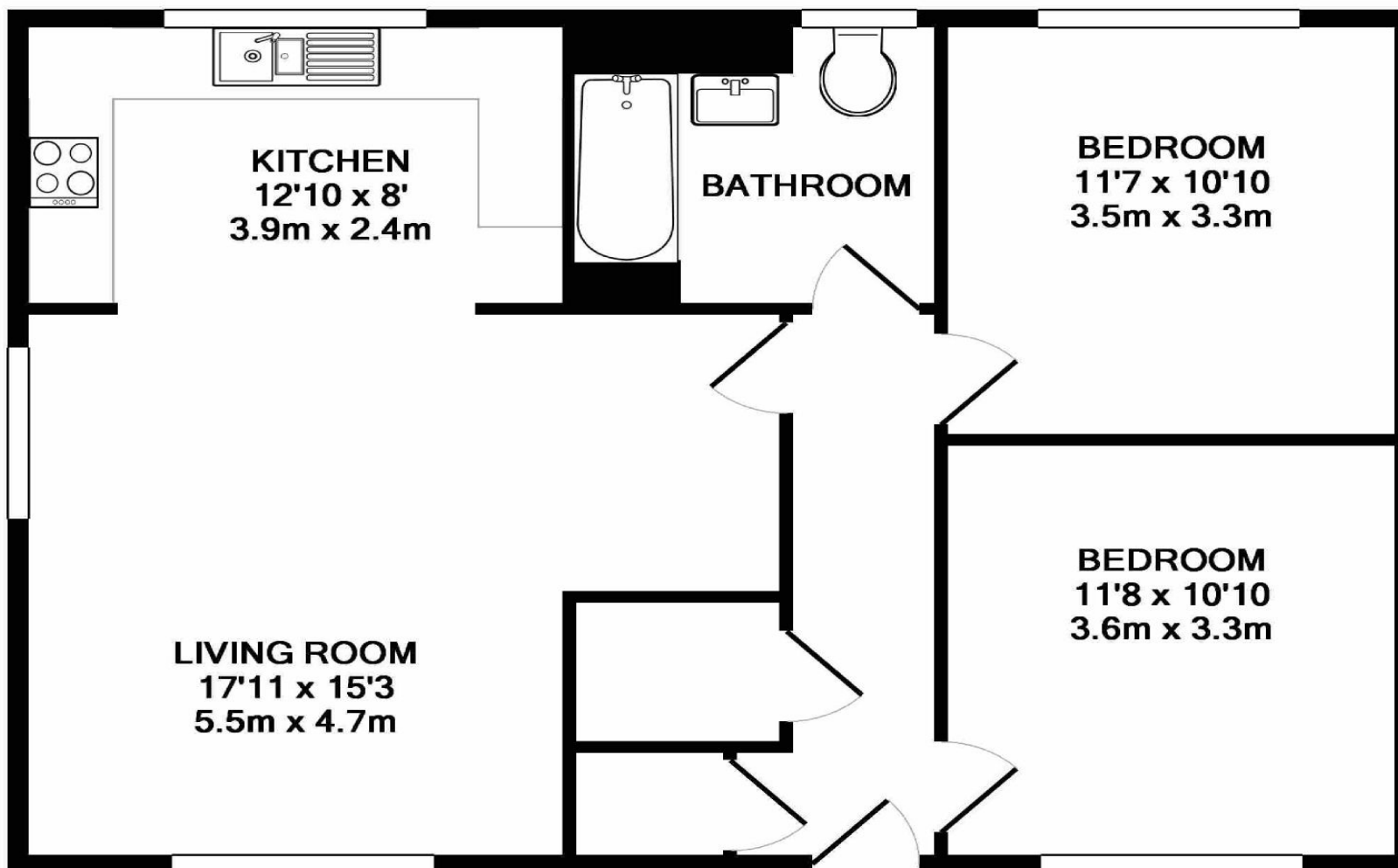












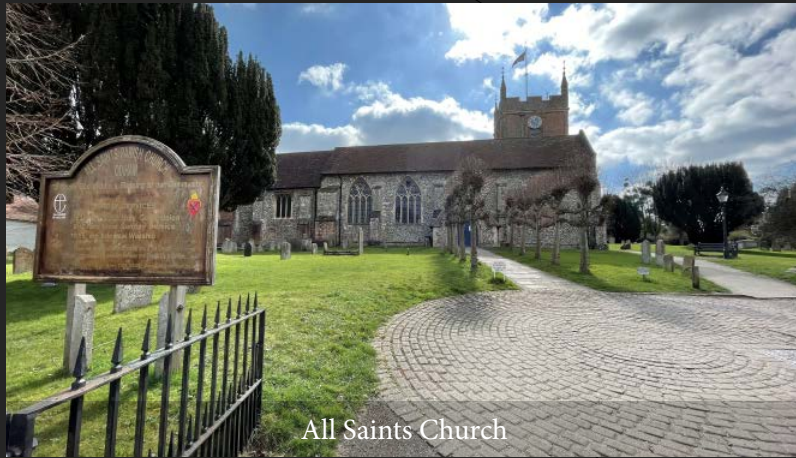
TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

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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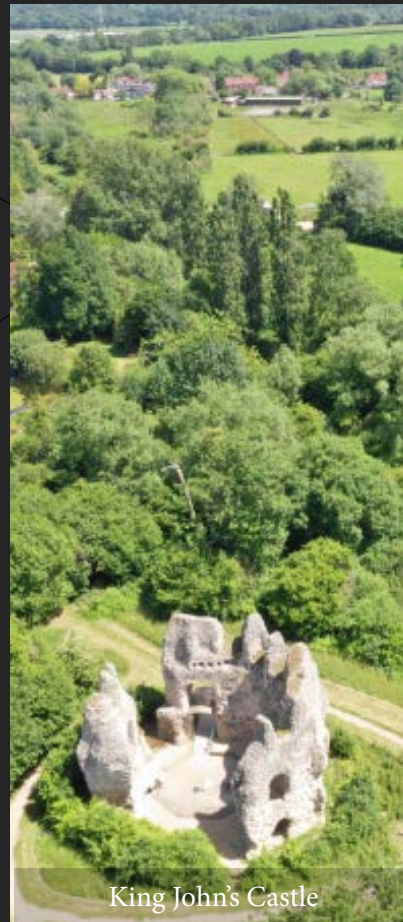
Places of interest

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 1 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

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Mains
Heating – Gas
Lease - 117 years
Service Charge - £100 p.m.

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
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 1FP. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
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Local Authority
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