

Odiham, Hampshire  
Three Bedroom Home





## 44 Runnymede Drive, Odiham, Hook, Hampshire, RG29 1FP

### 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 house was built in 2017 by Charles Church and benefits from the remaining period of a 10 year NHBC guarantee.

Benefits to the property include three bedrooms, kitchen/dining room, living room, bathroom and externally garden and driveway parking.

### Ground Floor

You are welcomed into the hallway with downstairs cloakroom.

The well-appointed, spacious fitted kitchen/dining room with partially integrated appliances is at the front of the property.

The good-sized light, bright living room has a door opening on to a paved patio overlooking the sunny enclosed rear garden.

### First Floor

On the first floor are three bedrooms and an attractive family bathroom suite with over-bath shower, washhand basin and W.C.

### Outside

To the rear is an enclosed, south-east facing garden mainly laid to lawn with mature planting, flower beds and shrubs.

There is also a sunny patio ideal for entertaining or relaxing and enjoying the sunshine.

To the front of the property is private driveway parking. A side gate provides access to the rear garden.

### Additional Information

Tax band is E and local council is Hart District.

### 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.





































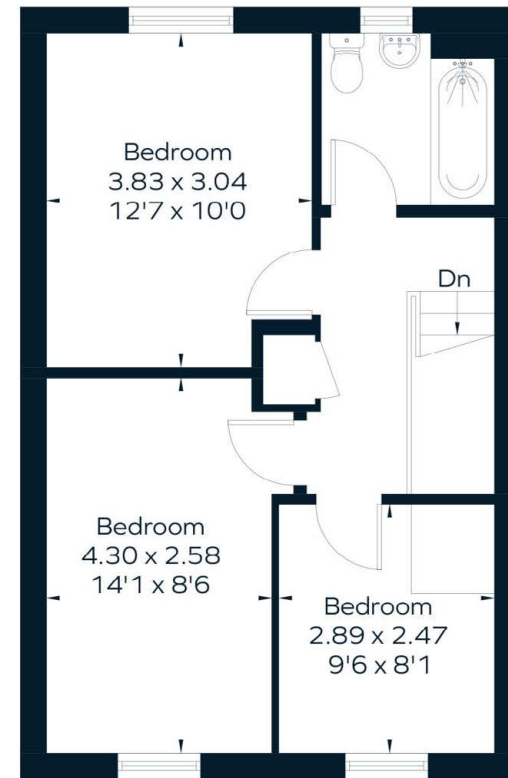
Approximate Floor Area = 84.8 sq m / 913 sq ft



[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63953



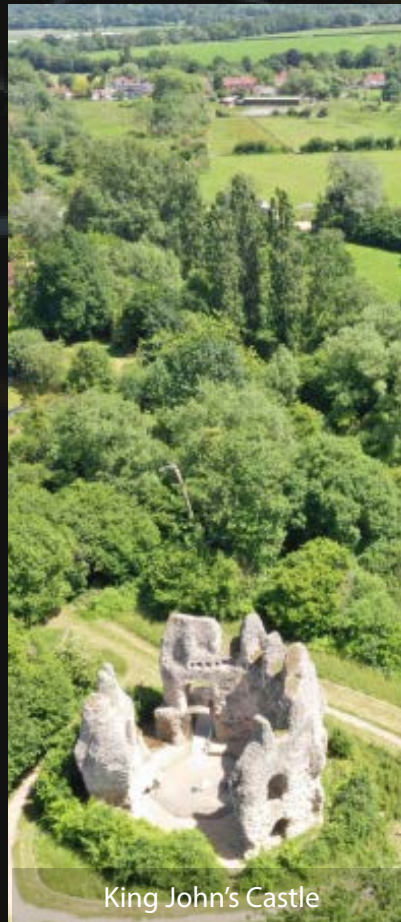
## Places of interest

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 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 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 - B (83)

### Local Authority

Hart District Council  
01252 622122  
Band E



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)