

Western Lane, Odiham, Hampshire
Four bedroom detached home.



6 Western Lane, Odiham, Hampshire, RG29 1TJ.

The Property

Situated within a sought-after cul-de-sac location within close proximity of Odiham High Street, this four-bedroom detached family home which is being bought to the market for the first time in over 30 years. Benefits to this property include a private rear garden, double garage with driveway parking, three reception rooms and no onward chain.

Ground Floor

Accommodations comprises of a spacious entrance hall leading to the light and airy living room with a feature gas fireplace and French doors opening into the conservatory which overlooks the rear garden. Next to the living room the dining room is found which give you access into the kitchen. The kitchen offers a range of fully fitted integrated appliances including double oven, gas hob, dishwasher, and additional appliance space. Just off the kitchen you will find a useful utility room which also gives you access to the rear garden. The accommodation on the ground floor is finished with a study and downstairs WC.

First Floor

Upstairs the property offers four good-sized bedrooms all with fitted wardrobes space. The light and airy main bedroom offers en-suite shower facilities, and the first-floor accommodation is finished with a family bathroom.

Outside

The rear garden is southerly facing and enclosed with mature hedgerow and wood panel fencing that gives you extra privacy. The garden is mainly laid to lawn with a mixture of flowers, shrub borders and trees. Outside the rear of the property you will find a patio area ideal for al fresco dining.

The front of the property has ample driveway parking that leads to the double 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,

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 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 G and local council is Hart District.













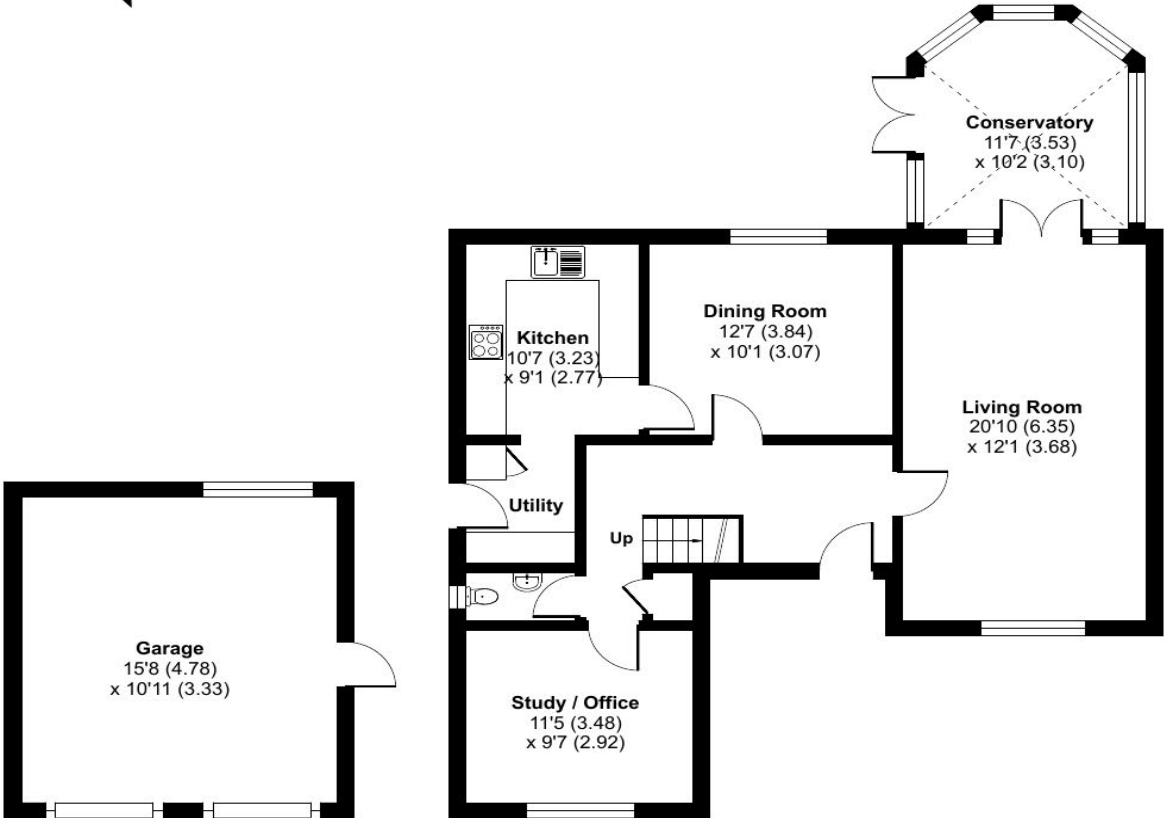




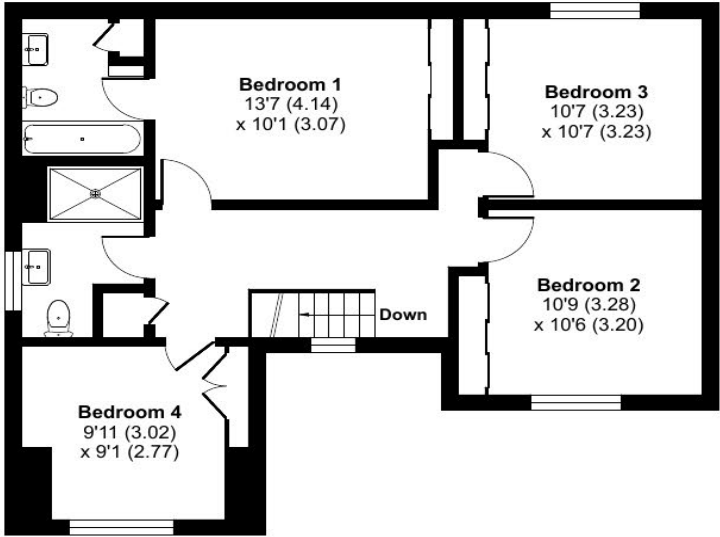


Western Lane, Odiham, Hook, RG29

Approximate Area = 1650 sq ft / 153.2 sq m
Garage = 265 sq ft / 24.6 sq m
Total = 1915 sq ft / 178 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for McCarthy Holden. REF: 979558

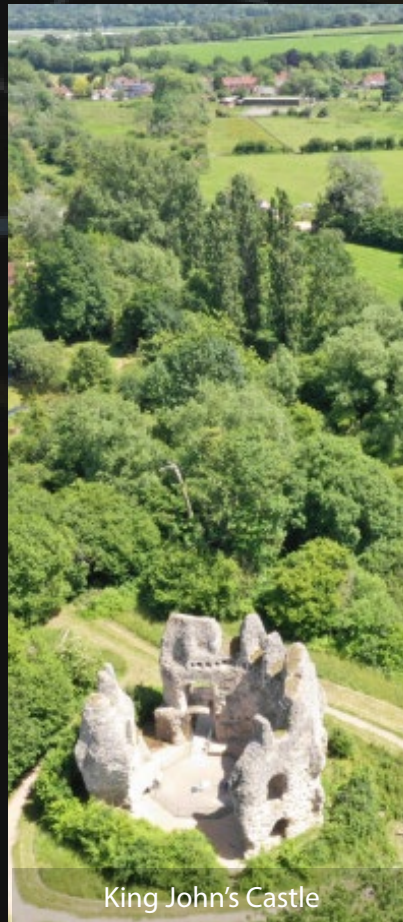
Places of interest

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 1TJ. 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 - D 57

Local Authority

Hart District Council
01252 622122
Band G

**McCarthy
Holden** 

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