

Western Lane, Odiham, Hampshire
Four bedroom detached home.



1 Western Lane, Odiham, Hook, Hampshire, RG29 1TJ

The Property

Situated within close proximity of the desirable village of Odiham and the local schools, this well-presented, four-bedroom detached family home offers flexible living.

Benefits to this property include: four bedrooms, three reception rooms, kitchen, utility and externally; ample driveway parking leading to an integral garage and an enclosed mature private rear garden.

Ground Floor

You are welcomed in the spacious hallway leading to the generous living room with a feature fireplace and patio doors opening onto a patio area overlooking the enclosed rear garden.

There is a good-sized dining room which is next to the well-appointed fitted kitchen with integrated appliances from which the utility area is accessed.

There is a further reception room which is currently being used as an office and a cloakroom.

First Floor

Upstairs there is a light and airy galleried landing and four good-sized bedrooms. Three of the bedrooms have fitted wardrobes. The main bedroom benefits from a fitted en-suite shower room. There is also a family bathroom suite with over-bath shower.

Outside

The beautifully presented rear garden is enclosed by hedgerow and mainly laid to lawn with well-established flowers beds, shrubs and trees. At the rear of the property you will find a patio area ideal for relaxing and entertaining. The garden wraps round to the side of the property where there is a useful workshop/shed.

To the front of the property is a driveway with ample parking leading to an oversized garage which currently houses several vehicles and benefits from overhead storage, lighting, electrics and remote-controlled door. There is also a front garden, mainly laid to lawn with mature shrubs and pathway to the front door.

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.





















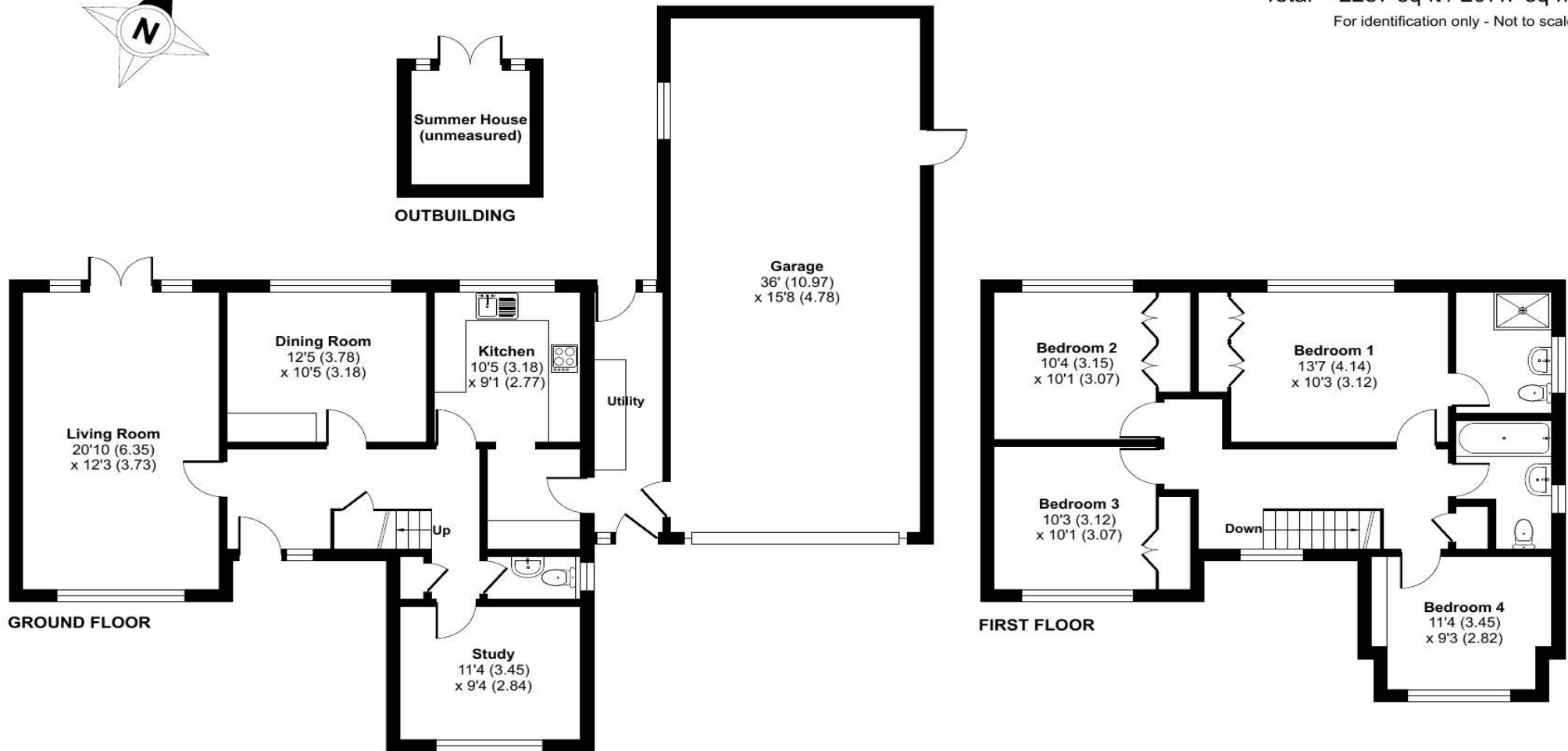
Western Lane, Odiham, Hook, RG29

Approximate Area = 1673 sq ft / 155.4 sq m (excludes outbuilding)

Garage = 564 sq ft / 52.3 sq m

Total = 2237 sq ft / 207.7 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). © nitchecom 2024. Produced for McCarthy Holden. REF: 1100508

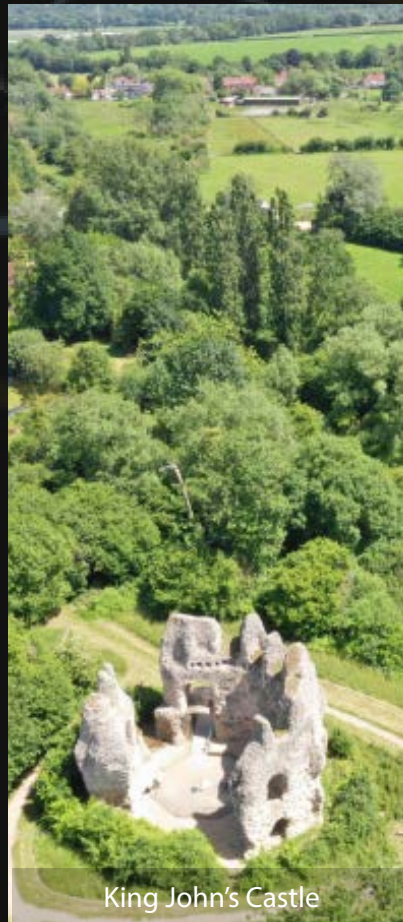
Places of interest

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

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 (61)

Local Authority

Hart District Council
01252 622122
Band G

**McCarthy
Holden** 

www.mccarthyholden.co.uk