

St Davids Close, Odiham, Hampshire
Three bedroom link-detached home.



15, St Davids Close, Odiham, Hampshire, RG29 1PD.

The Property

Situated within a sought-after cul-de-sac location within close proximity of Odiham High Street and Robert Mays School, this three-bedroom link detached family home is offered to the market with flexible and spacious accommodation throughout. Benefits to this property include a private rear garden, three reception rooms and a garage with driveway parking.

Ground Floor

Accommodations comprises of a spacious entrance hall leading to the light and airy living room which offers a feature fireplace. The conservatory is accessed through the living room and benefits from heating and easy access into the rear garden. The kitchen/breakfast room offers a range of units, work surfacing, integrated appliances, and additional appliance space. The back of the garage has been converted to offer a family room/study and hobbies room which overlooks the rear garden. The accommodation on the ground floor is finished with a downstairs W/C.

First Floor

Upstairs the property offers three good-sized bedrooms with bedroom one and two offering fitted wardrobes. The first-floor accommodation is finished with the refitted family bathroom which offers toilet, sink and bath with shower overhead and a separate shower.

Outside

The beautifully presented rear garden is 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.

At the front the property has a small lawned area with a mixture of flowers and garage with driveway 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 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 E and local council is Hart District.



















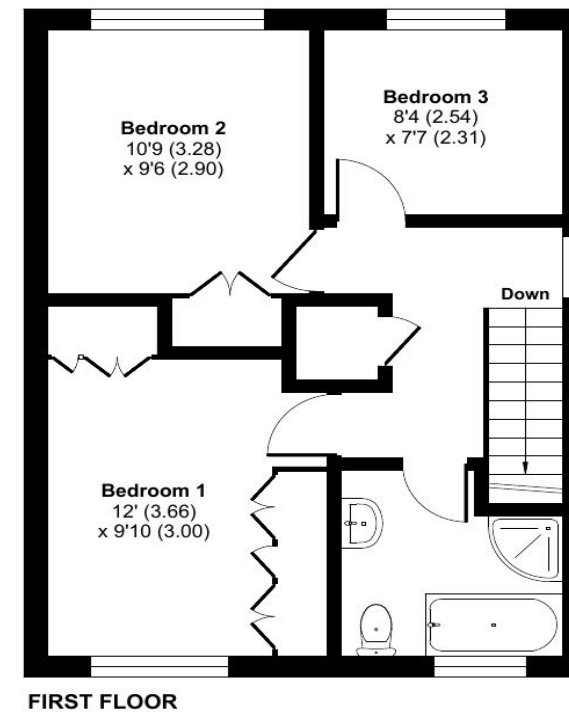
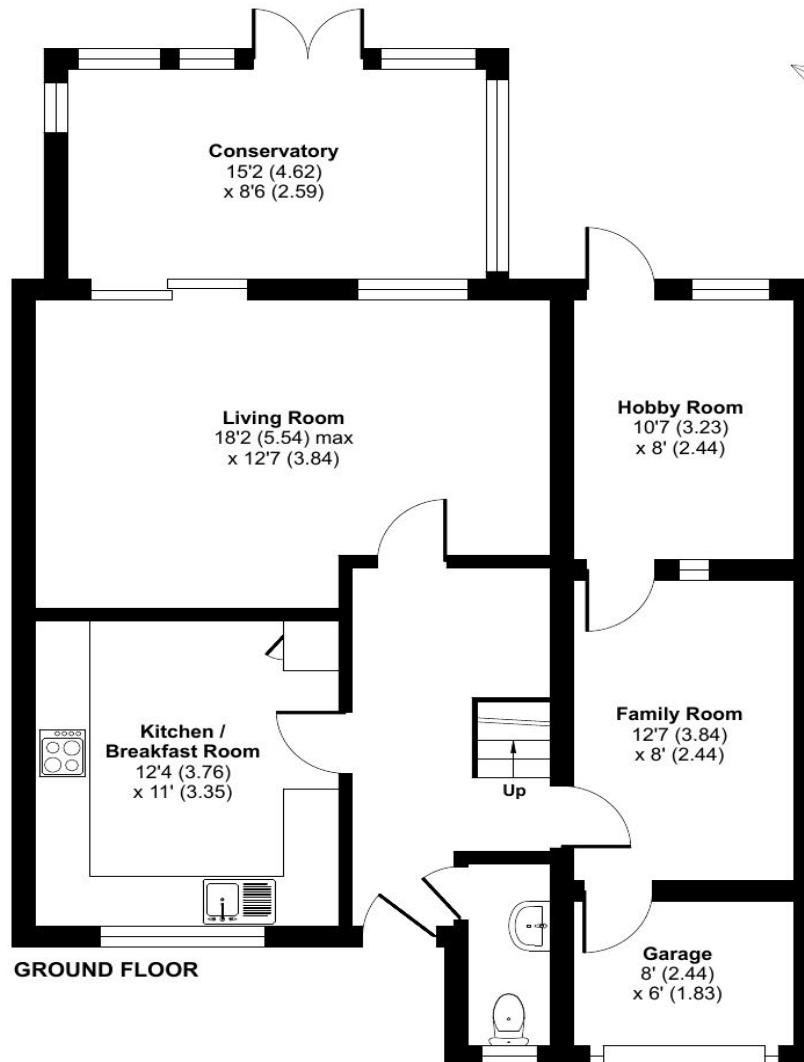
St. Davids Close, Odiham, Hook, RG29

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 47 sq ft / 4.3 sq m

Total = 1357 sq ft / 126 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). © nichecom 2024. Produced for McCarthy Holden. REF: 1105981

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

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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 1PD. 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 - C 70

Local Authority

Hart District Council
01252 622122
Band E

**McCarthy
Holden** 

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