

Odiham, Hampshire
Six Bedroom, Detached House



20 Archery Fields, Odiham, Hook, Hampshire, RG29 1AE

The Property

This well-presented, substantial detached six-bedroom family home with a delightful garden, sits in a prime location within close proximity of the desirable Odiham village centre.

The property has been extended by the current owners and offers flexible family living.

Ground Floor

The spacious hallway leads to the light and airy double aspect living room with feature log burning fire and patio doors out to a terrace.

The spacious fitted kitchen/breakfast/family room with integrated appliances and breakfast bar also benefits from patio doors out to the terrace overlooking the lovely sunny garden.

There are a further two reception rooms, one of which is currently being used as a dining room and the other a study. There is a fitted utility room, downstairs shower/cloak room and further hallway/boot room with access into the integral garage.

First Floor

The extensive galleried landing leads to the six generous bedrooms. The main bedroom suite has a dressing area with built-in wardrobes and a fitted en-suite shower room with double sink.

The second bedroom has an en-suite shower room and built-in wardrobes. A further three of the bedrooms also have built-in wardrobes. There is a well-appointed fitted family bathroom suite with separate shower and double sink.

Outside

To the rear and side of the property is a stunning well-established garden mainly laid to lawn with mature flower beds, shrubs and trees. The current owners have created a vegetable garden to one side of the main garden.

Across the rear of the property is an extensive paved terrace patio with steps down to the lawned garden, making it an ideal entertaining space or place to relax and enjoy the sunshine.

To the front is a private block-paved driveway providing parking for several vehicles leading to the double integral garage with lighting, power and access into the garden.

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.





































Archery Fields, Odiham, Hook, RG29

Approximate Area = 3294 sq ft / 306 sq m (includes garage)

For identification only - Not to scale

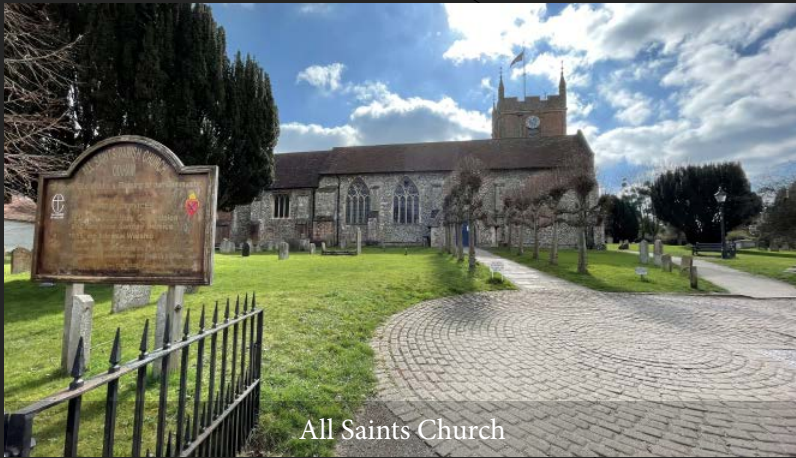


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1202198

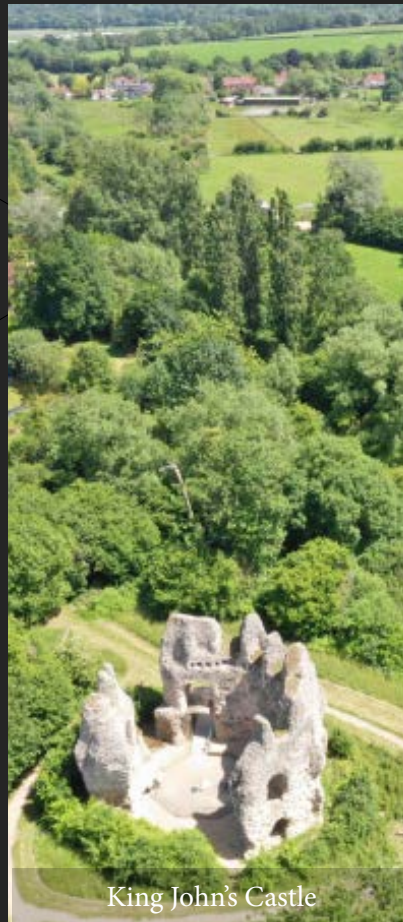
Places of interest

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 miles 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

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC - C(76)

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 1AE. 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
McCarthy Holden: 01256 704851

Local Authority
Tax band is G
Haart (01256) 844844

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