



Burgess Close, Odiham

Hook

McCarthy
Holden 



1 Burgess Close

Odiham, Hook

A beautifully presented four-bedroom family home offering flexible and spacious accommodation, on no-through road within easy reach of Odiham. No onward chain.

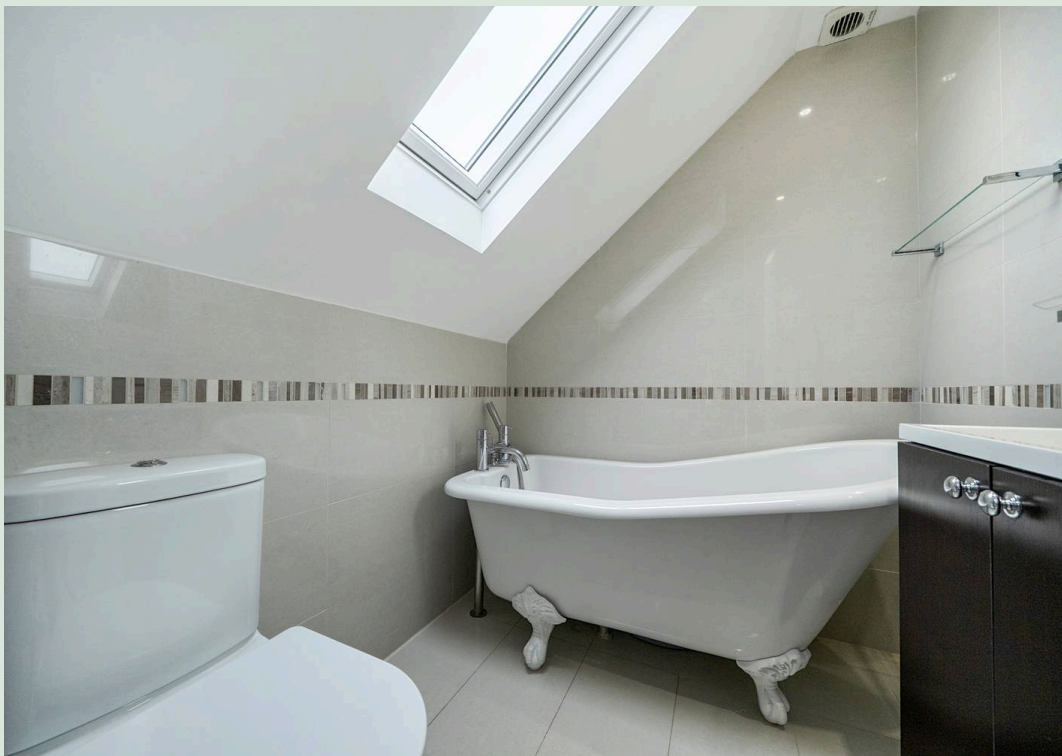
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Living Room
- Garden Room
- Utility Room
- Garden
- Driveway





This beautifully presented four-bedroom family home offers flexible and spacious accommodation, ideally situated on no-through road within easy reach of the highly sought-after village centre of Odiham. No onward chain.

The good sized entrance hall leads to a well-appointed fitted kitchen/breakfast room, complete with integrated appliances, a breakfast bar and access out to the side of the property. The generous living room with an air conditioning unit opens into a bright and airy garden room, an ideal dining space, with bi-fold doors overlooking the rear garden.

Part of the original garage has been thoughtfully converted to provide a practical utility room with direct garden access, while the remaining front section is currently used as a workshop/storage space. The ground floor also benefits from a cloakroom and additional loft-style storage above the utility area, accessed via a pull-down ladder.

On the first floor are three well-proportioned bedrooms and a contemporary family shower room. Occupying the entire second floor, the impressive principal bedroom enjoys lovely countryside views and features an air conditioning unit, built-in wardrobes, eaves storage, and a stylish en-suite bathroom with a freestanding bath.

Outside, the private enclosed rear garden is mainly laid to lawn with mature planting, complemented by decking and a separate patio area, perfect for entertaining. There is also side access to the front garden, which is predominantly laid to lawn with driveway parking.

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, together with independent shopping, a small Co-op supermarket with Post Office, coffee shops, public houses, and restaurants.

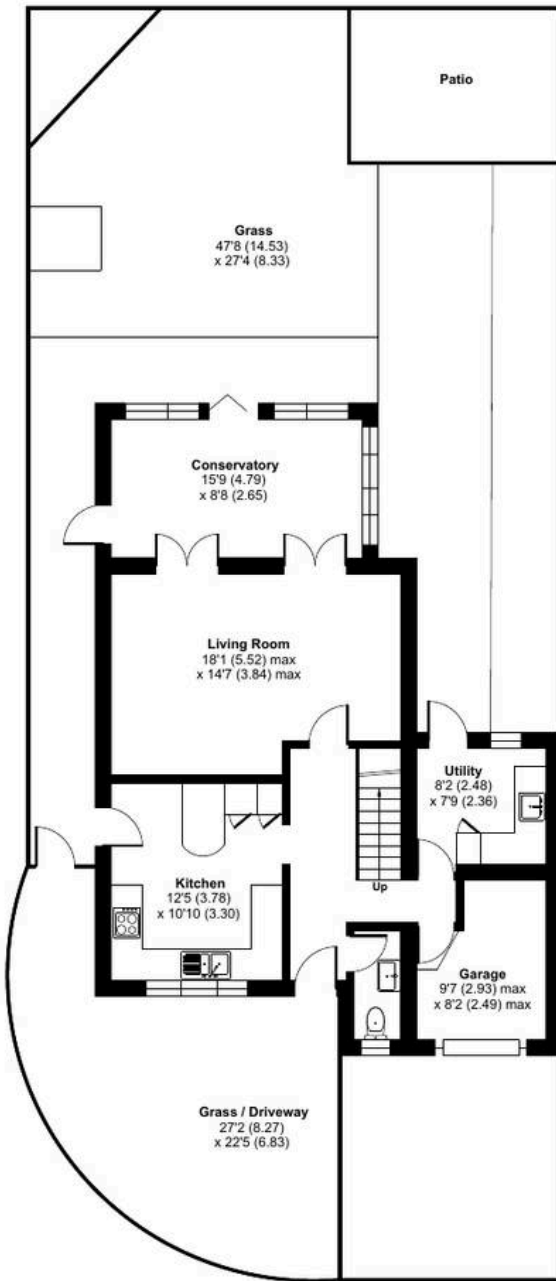
Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants.

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' and St Neots.







GROUND FLOOR

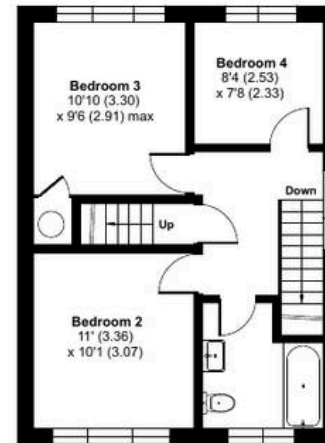
Burgess Close, Odiham, Hook, RG29

Approximate Area = 1421 sq ft / 132 sq m

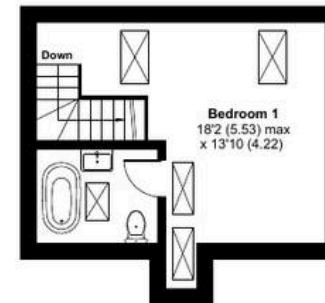
Garage = 72 sq ft / 6.6 sq m

Total = 1493 sq ft / 138.6 sq m

For identification only - Not to scale

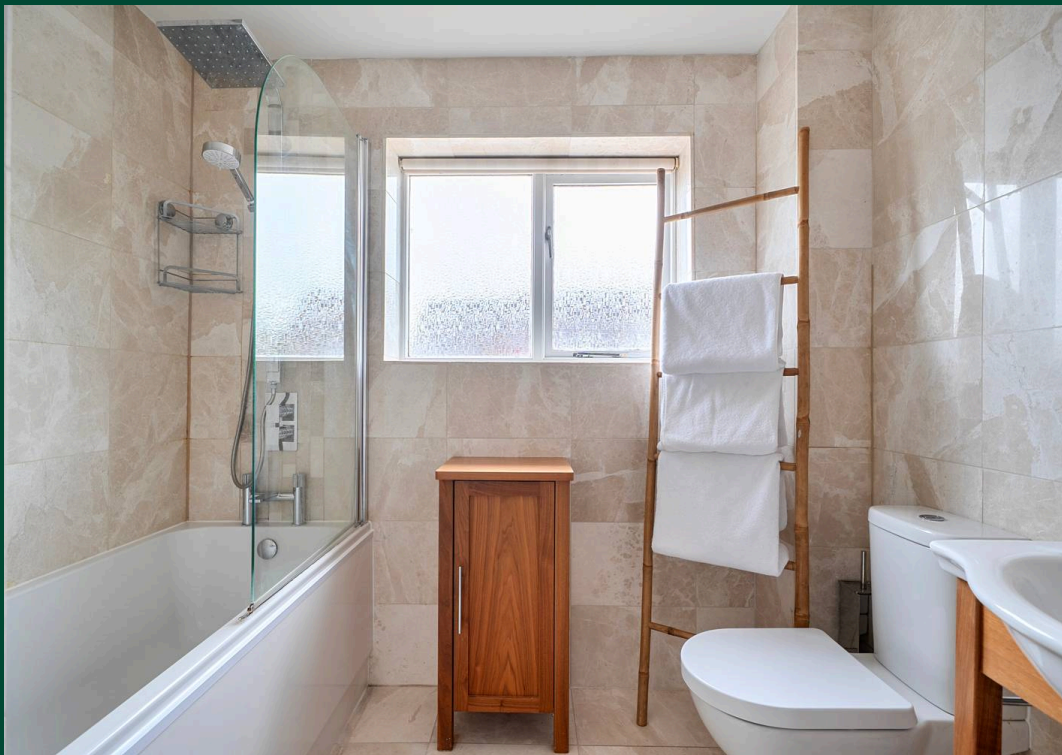


FIRST FLOOR



SECOND FLOOR







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