



Rose Tree Cottage, 2 The Close,
Odiham, Hampshire

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**STRUTT
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BNP PARIBAS GROUP

Rose Tree Cottage, 2 The Close, Odiham, Hampshire RG29 1FE

A appealing four bedroom semi-detached house in a tucked away situation with garden and parking within moments of Odiham High Street

M3 (Jct 5) 1.7 miles, Hook mainline station 2.5 miles (53 minutes to London Waterloo), Hartley Wintney 5.2 miles, Basingstoke 8.2 miles, Farnham 8.6 miles, Heathrow Airport 29 miles

Drawing room | Dining room | Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower room | Guest bedroom with en suite shower room | 2 Further bedrooms Family bathroom | Garage | Carport | Gardens EPC rating C

The property

This splendid family home is one of a small collection of homes in an attractive development. It offers comfortable accommodation with elegant, neutral styling and high-quality fittings throughout.

The ground floor has two reception rooms, including the drawing room at the rear, which has a fireplace fitted with a log burner, as well as French windows opening onto the rear garden. The second reception is the dining room at the front, while the ground floor also has a well-equipped kitchen/breakfast room with modern fitted units to base and wall level, a central island and integrated appliances by Bosch.

Upstairs there are four well-presented bedrooms, each of which benefits from built-in storage. The principal bedroom has an en suite shower room, with the guest bedroom also

being en suite. Additionally, the first floor has the family bathroom.

Outside

The development is set at the end of a private drive, which leads through open fields to the gated entrance. At the front of the property there is a shared driveway, access to the carport, with additional parking available in the single garage, which is in a larger garaging block. The private garden at the rear includes a paved sitting area, a lawn, box hedging, and borders filled with colourful flowering perennials and established shrubs.

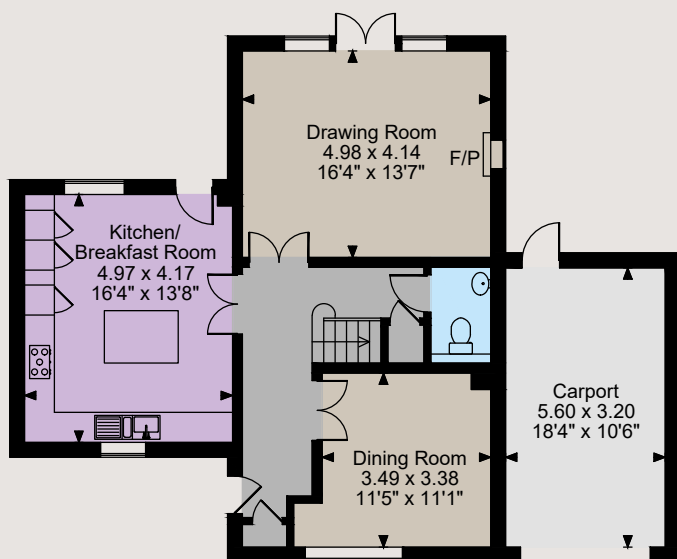
Location

The property is set in a sought-after location just moments from the centre of the historic village of Odiham. The village is a picturesque place with a charming High Street, which offers several restaurants and cafés, together with a selection of shops. There is a doctor's surgery, pharmacy, opticians and dentists. There is an infant school, a junior school and a secondary school in the village, with further schools nearby, including the independent St. Nicholas' School and Lord Wandsworth College. The area is well connected, with the M3 just over two miles away, while Hook mainline station offers services to London Waterloo in less than an hour. The town of Farnham is eight miles away, offering extensive shopping and leisure facilities, while large supermarkets can be found in Hook, Basingstoke or Farnham.

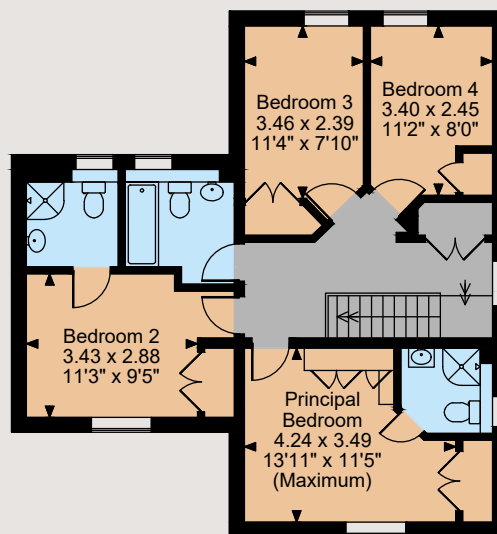




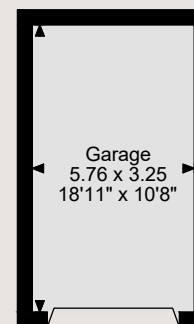
Floorplans
Main House internal area 1,521 sq ft (141 sq m)
Garage internal area 202 sq ft (19 sq m)
Carport internal area 193 sq ft (18 sq m)
Total internal area 1,916 sq ft (178 sq m)
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

With Strutt & Parker's Odiham office on your right, head along the High Street and at the roundabout, take the first exit onto Alton Road. Opposite the turning for Crownfields, turn left onto the private drive and you will arrive at the gated entrance to the property.

General

Local Authority: Hart District Council.

Services: Mains gas, electricity, water and drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £980,000

Odiham

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