



Clump Cottage, The Firs, Odiham

McCarthy
Holden

Guide Price £1,100,000



Clump Cottage, The Firs

Odiham,

A well-presented four bedroom family home in a sought after location on the outskirts of Odiham. Set within 1/3 acre Clump Cottage provides flexible family living and is offered with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Four Bedrooms
- Three Bath/Shower Rooms
- Driveway Parking & Garage
- Kitchen/Breakfast/Family Room
- Three Reception Rooms
- Garden Room
- Garden
- No Onward Chain



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The Property

This charming well-presented four-bedroom detached family home is situated on The Firs, a much sought after location on the outskirts of the desirable village of Odiham. Set within approximately 1/3 acres Clump Cottage provides flexible family living and is offered to the market with no onward chain.

Ground Floor

The elegant living room with feature fireplace leads through into the light, airy and spacious open plan fitted kitchen/breakfast/family room with integrated appliances, central island/breakfast bar and doorsout onto the lovely rear garden.

The dining room with feature log burner leads to a sunny garden room, which offers a relaxing place to take in the garden. There is a further good sized reception room, with an open fireplace, that looks onto a side garden. Additionally, there is a shower room with w.c. and utility/boot room with access to outside.

First Floor

On the first floor are four generous bedrooms. The main bedroom has a built-in wardrobe, feature fireplace and a Jack and Jill shower room which can also be accessed from the landing.

The second bedroom also has an en-suite shower room. As well as two further bedrooms, there is a luxurious family bathroom suite with free-standing bath at the end of the landing and a further room which could make another bedroom, an office, dressing room or another en-suite.

Outside

To the rear is a beautiful, well-maintained enclosed garden which is mainly laid to lawn with mature flower beds, shrubs, trees, vegetable patch, greenhouse and shed. A perfectly positioned summer house provides a peaceful escape from which to enjoy views over the garden. There is also a raised decked seating area and an enclosed bar alongside a small pool.

The property is accessed via a substantial gated driveway which provides parking for several vehicles leading to a garage with adjoining office and a further outbuilding currently used as log store.





Clump Cottage, The Firs, Odiham, Hook, RG29



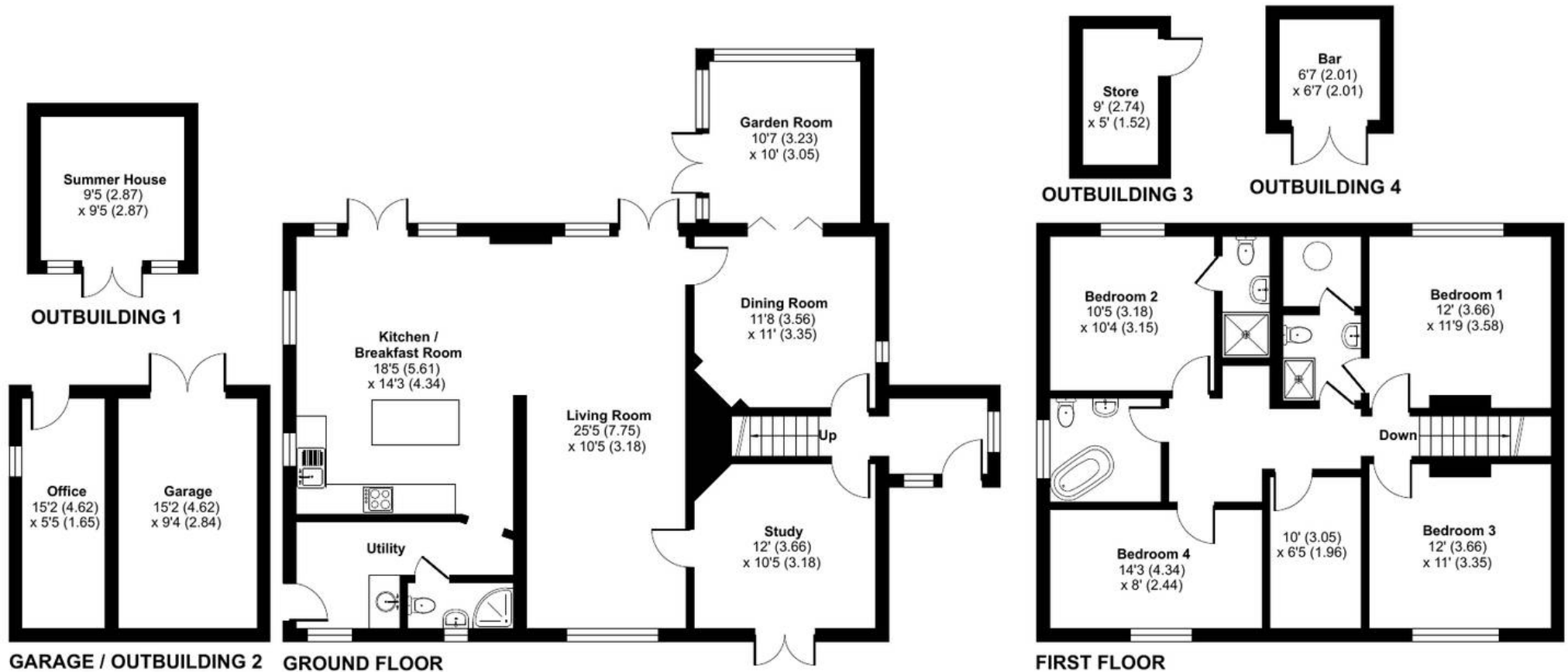
Approximate Area = 1991 sq ft / 184.9 sq m

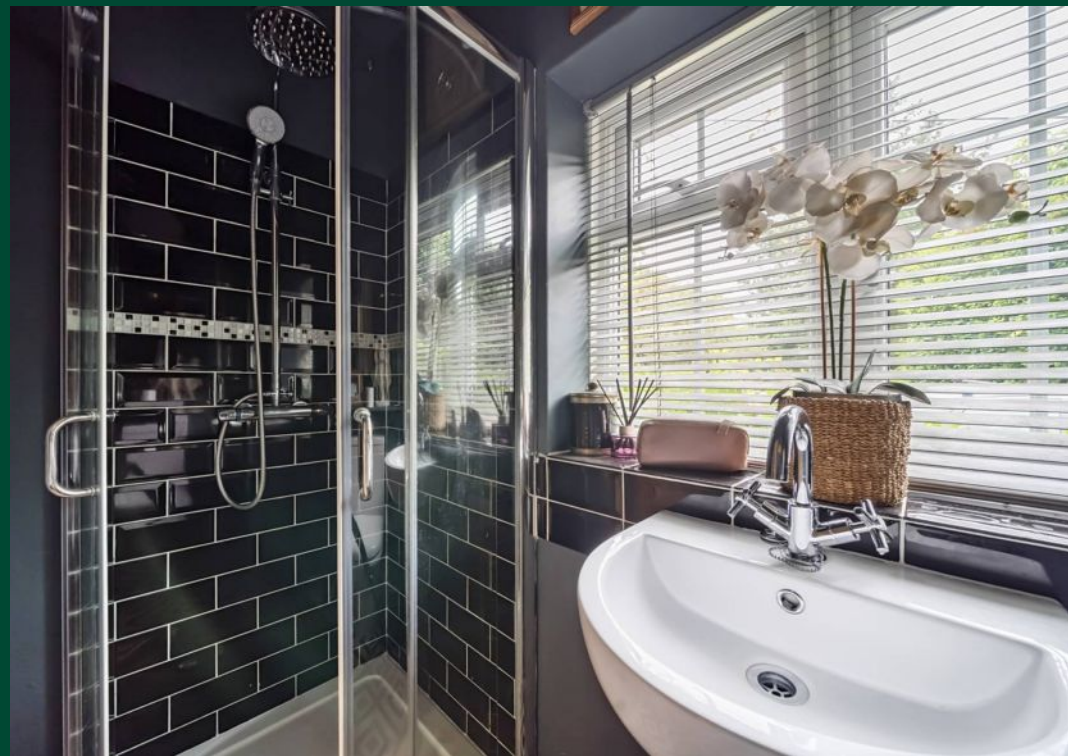
Outbuildings = 262 sq ft / 24.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 2392 sq ft / 222.1 sq m

For identification only - Not to scale







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