



Odiham
Hook

McCarthy
Holden



8 Recreation Road

Odiham, Hook

This well-presented three bedroom family home is situated within close proximity of the centre of the desirable village of Odiham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Kitchen/Breakfast Room
- Three Bedrooms
- Two Bathrooms
- Living/Dining Room
- Garden & Driveway Parking
- Extended Twice Providing Over 1,170 Sq Ft
- Close Proximity to Well Regarded Nursery, Infant and Junior Schools



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A rare opportunity for young families to secure a well-presented, twice-extended three-bedroom family home in the heart of Odiham, offered with no onward chain.

Perfectly positioned for family life, the property is on the doorstep of Leapfrogs Nursery, with Buryfields Infant and Mayhill Junior Schools within close proximity. Robert May's School is also close by for the years beyond, with the recreation ground and children's playground sitting directly opposite. Few homes in the village offer such a complete childhood experience within such easy reach of the front door.

Thoughtfully extended twice by the current owners, the property provides over 1,170 sq ft of family accommodation, considerably more space than is typical for the road. The layout has been designed around the practicalities of modern family life, with generous living spaces, useful storage and two bathrooms.

The welcoming hallway leads through to a spacious fitted kitchen/breakfast room, with plenty of space for the whole family to gather at mealtimes.

A separate utility room sits conveniently off the kitchen, with direct access to the garden, ideal for keeping school bags, muddy boots and laundry out of sight.

The generous living/dining room provides a warm and sociable heart to the home, featuring a log-burning stove and French doors opening onto the rear patio. The connection between the living space and garden makes it easy to keep an eye on children playing outside while relaxing indoors.

A well-appointed fitted shower room completes the ground floor, providing invaluable flexibility for busy family mornings and giving the house two bathrooms in total.

Upstairs are three well-proportioned bedrooms, alongside a family bathroom featuring a beautiful freestanding roll-top bath with handheld shower, wash hand basin and WC.

The enclosed rear garden is predominantly laid to lawn, creating a safe and secure space for children and pets. Mature planting, established flower beds, shrubs and trees give the garden a settled and attractive feel.

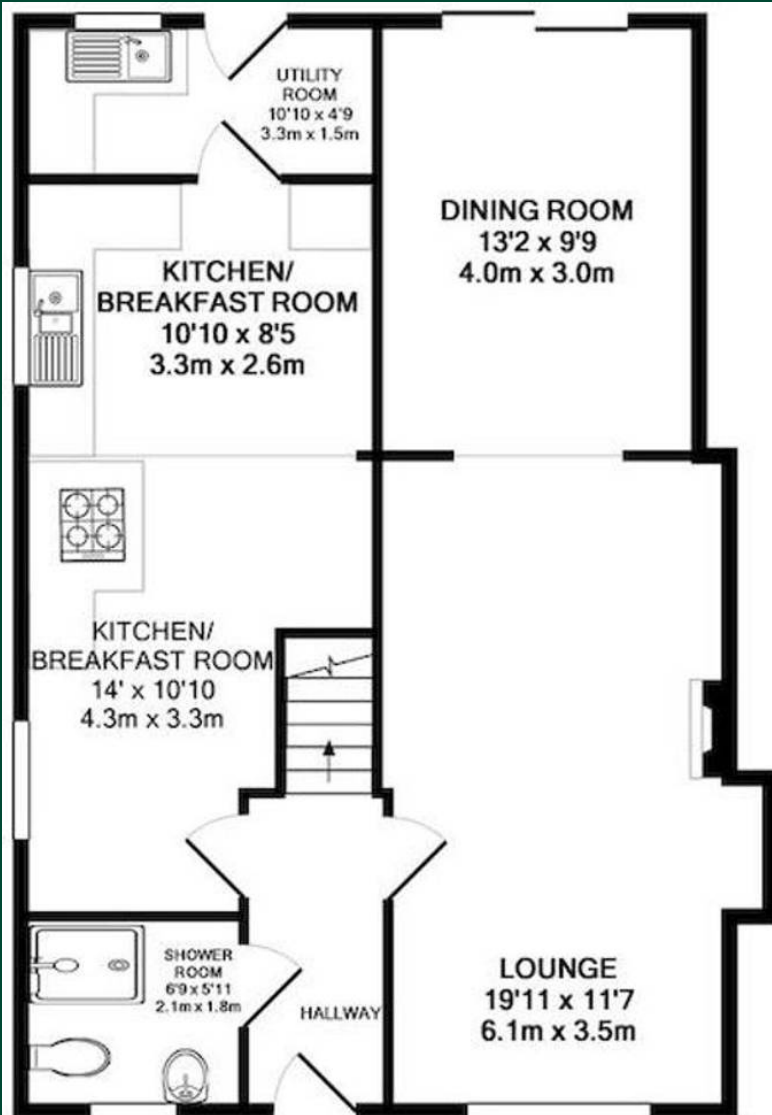
Immediately behind the house is a sunny paved patio, perfect for outdoor dining and entertaining, together with a useful shed and separate potting shed.

To the front, a private driveway provides parking for several cars.

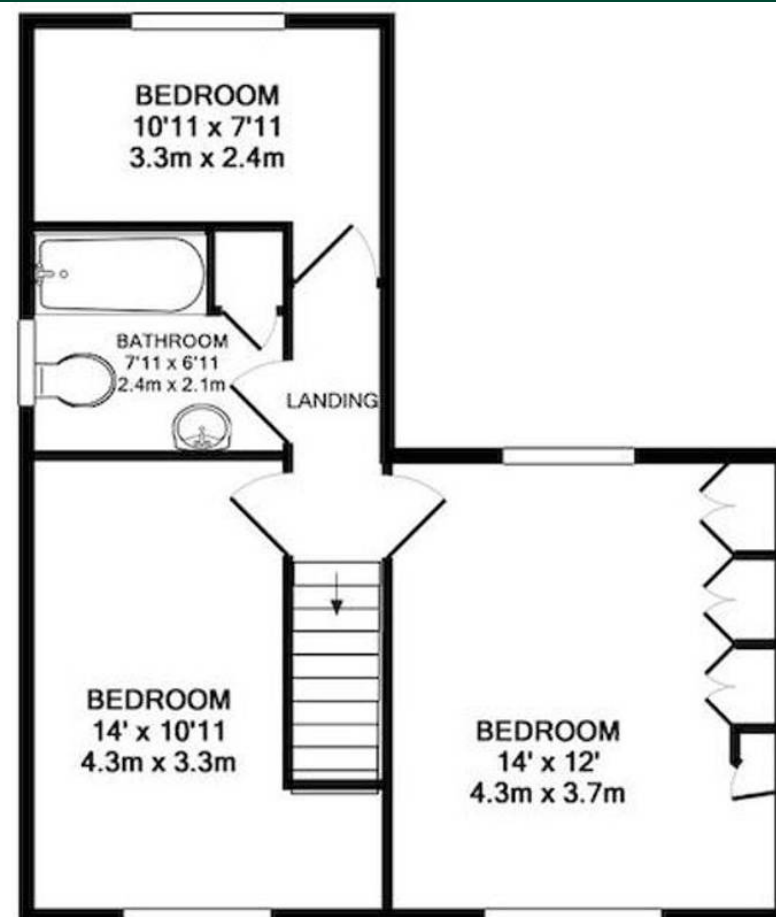
With its generous accommodation, thoughtful extensions, excellent school catchment and exceptionally convenient village location, this is a home that has been shaped around family life and one that offers the rare opportunity to make the very best of growing up in Odiham.







GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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