



BALLATER HOUSE, DUNLEYS HILL, ODIHAM

Hampshire, RG29 1DU



MODERN HOME, IN A TUCKED AWAY POSITION

One of just three properties built around eight years ago. This attractive part brick, part black clad house offers contemporary living, finished to a high specification throughout, generous accommodation, and wonderful natural light.



Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electric and gas. Gas central heating. Underfloor heating throughout the ground floor.



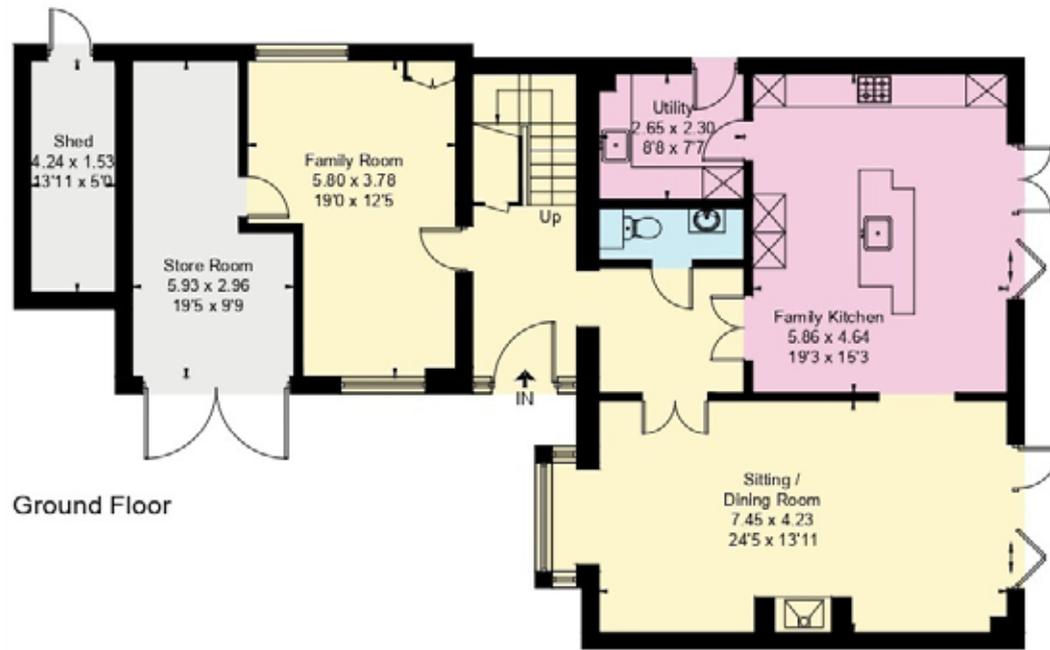
STRIKING HOME OFFERING CONTEMPORARY LIVING

A large reception room offers enough room for dual use, centred around an attractive brick fireplace with a wood burning stove, which adds a touch of character within the contemporary finish. At the heart of the property is the impressive family kitchen, featuring bi fold doors to the garden and benefits from a neighbouring utility room. A further reception room/snug offers excellent flexibility as a playroom, TV room or home office. There is also a cloakroom. Upstairs offers four bedrooms, including a generous principal suite with dressing room and en suite bath and shower room. The property enjoys a private rear garden with a wide lawn, established borders and patio. There is a storeroom with double doors opening to the driveway parking and a garden store. A rare benefit is direct access to a footpath leading across Odiham's historic deer park, perfect for scenic walks straight into the village centre.









House Approximate Gross Internal Area = 225.3 sq m / 2425 sq ft
 Shed/Store = 20.8 sq m / 224 sq ft
 Total = 246.1 sq m / 2649 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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