



20 Archery Fields, Odiham

McCarthy  
Holden

Guide Price £1,250,000





## 20 Archery Fields

Odiham,

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Six Bedroom Detached Family Home
- Close Proximity of Odiham Village Centre
- Kitchen/Breakfast/Family Room
- Three Bath/Shower Rooms
- Attractive Enclosed Garden
- Double Integral Garage with Driveway Parking









### The Property

This well-presented, substantial detached six-bedroom family home with a delightful garden, sits in a prime location within close proximity of the desirable Odiham village centre. The property has been extended by the current owners and offers flexible family living.

### Ground Floor

The spacious hallway leads to the light and airy double aspect living room with feature log burning fire and patio doors out to a terrace.

The fitted kitchen/breakfast/family room with integrated appliances and breakfast bar also benefits from patio doors out to the terrace overlooking the lovely sunny garden.

There are a further two reception rooms, one of which is currently being used as a dining room and the other a study. There is a fitted utility room, downstairs shower/cloak room and further hallway/boot room with access into the integral garage.

### First Floor

The extensive galleried landing leads to the six generous bedrooms. The main bedroom suite has a dressing area with built-in wardrobes and a fitted en-suite shower room with double sink.

The second bedroom has an en-suite shower room and built-in wardrobes. A further three of the bedrooms also have built-in wardrobes. There is a well-appointed fitted family bathroom suite with separate shower and double sink.

### Outside

To the rear and side of the property is a stunning well-established garden mainly laid to lawn with mature flower beds, shrubs and trees. The current owners have created a vegetable garden to one side of the main garden.

Across the rear of the property is an extensive paved terrace patio with steps down to the lawned garden, making it an ideal entertaining space or place to relax and enjoy the sunshine.

To the front is a private block-paved driveway providing parking for several vehicles leading to the double integral garage with lighting, power and access into the garden.



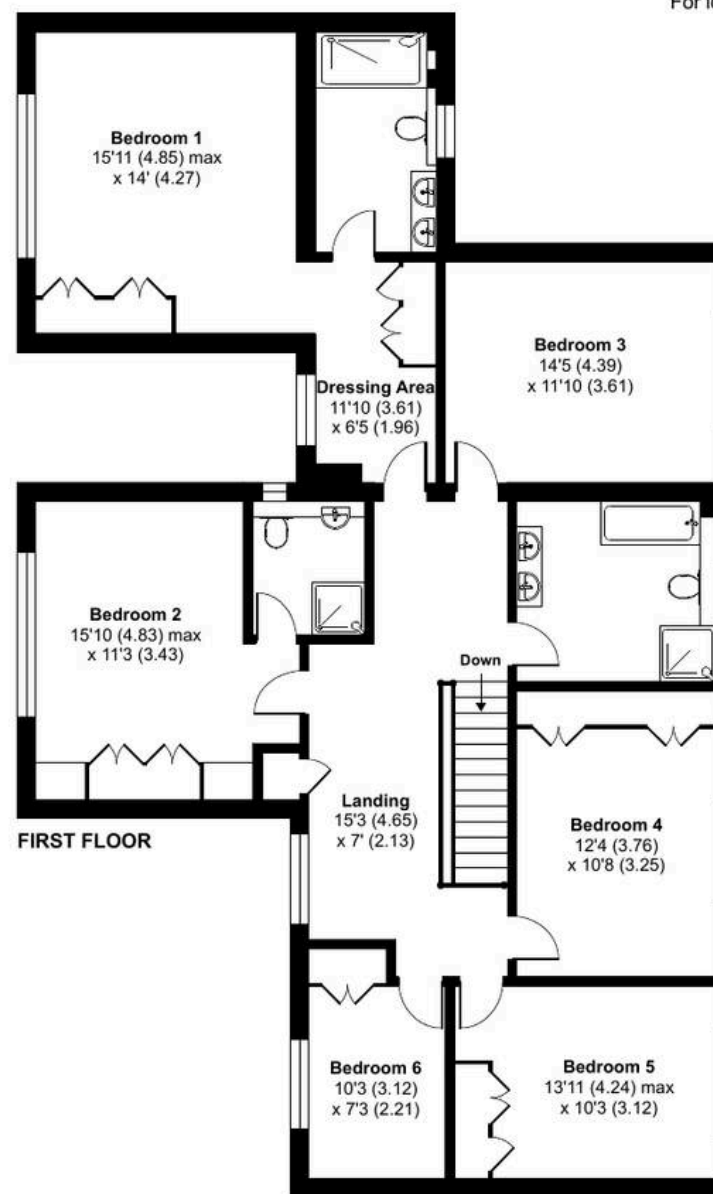
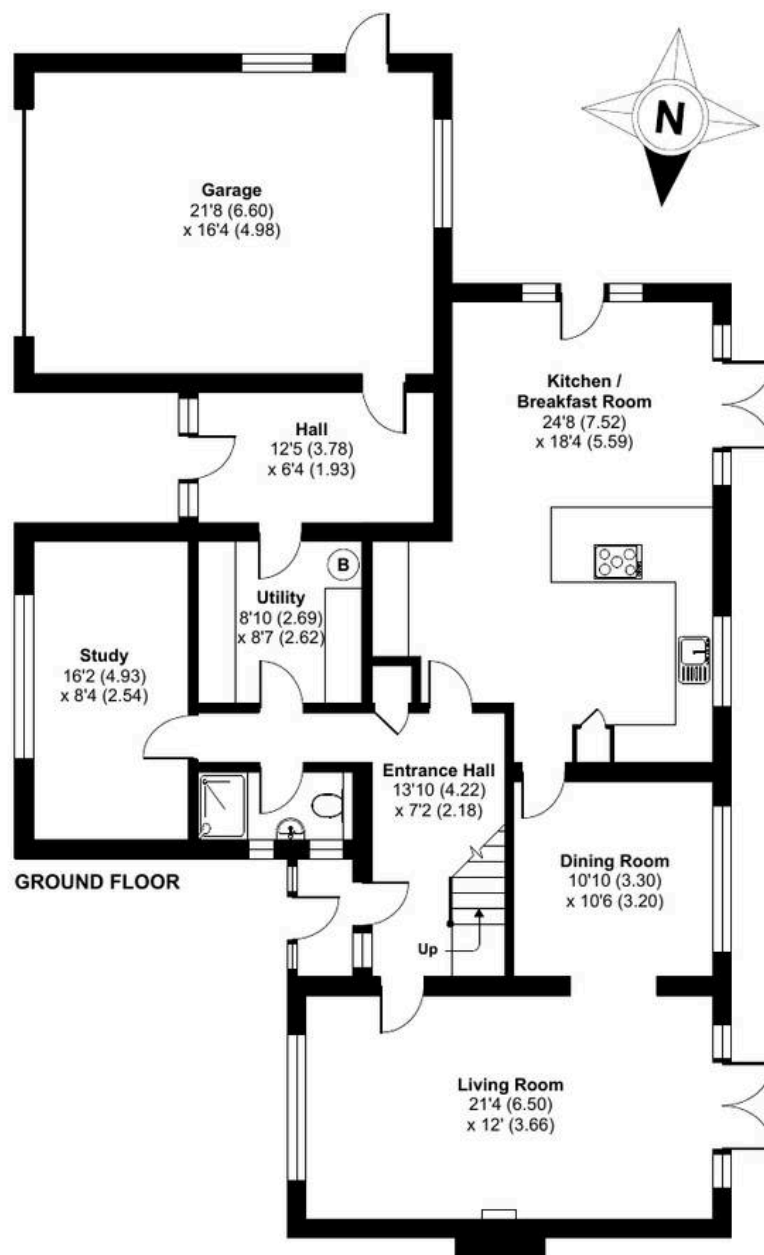


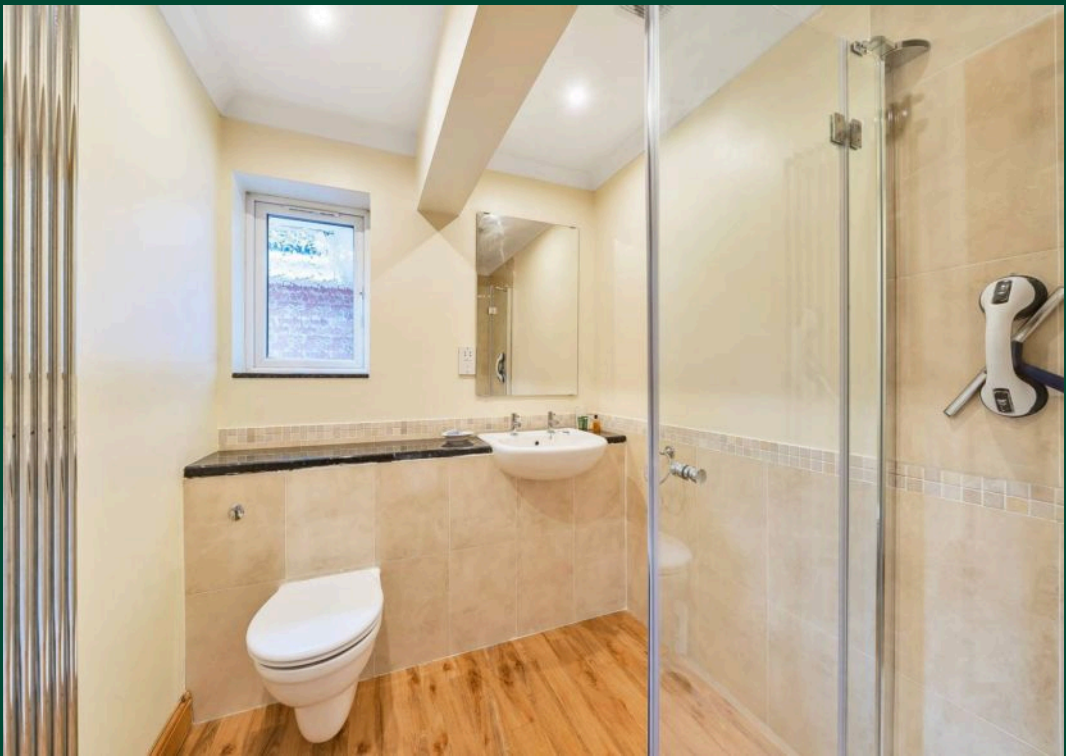


# Archery Fields, Odiham, Hook, RG29

Approximate Area = 3294 sq ft / 306 sq m (includes garage)

For identification only - Not to scale









## McCarthy Holden Odiham

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