



Clump Cottage The Firs, Odiham

McCarthy  
Holden

Guide Price £1,100,000



## Clump Cottage The Firs

Odiham,

A well-presented 4 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: D

EPC Environmental Impact Rating:

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





## 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 doors out 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. In another part of the garden the current owners have created a raised decked seating area and fun enclosed bar alongside a small pool.

The property is accessed via a substantial gated driveway which provides parking for





# Clump Cottage, The Firs, Odiham, Hook, RG29



Approximate Area = 1991 sq ft / 184.9 sq m

Outbuildings = 262 sq ft / 24.3 sq m

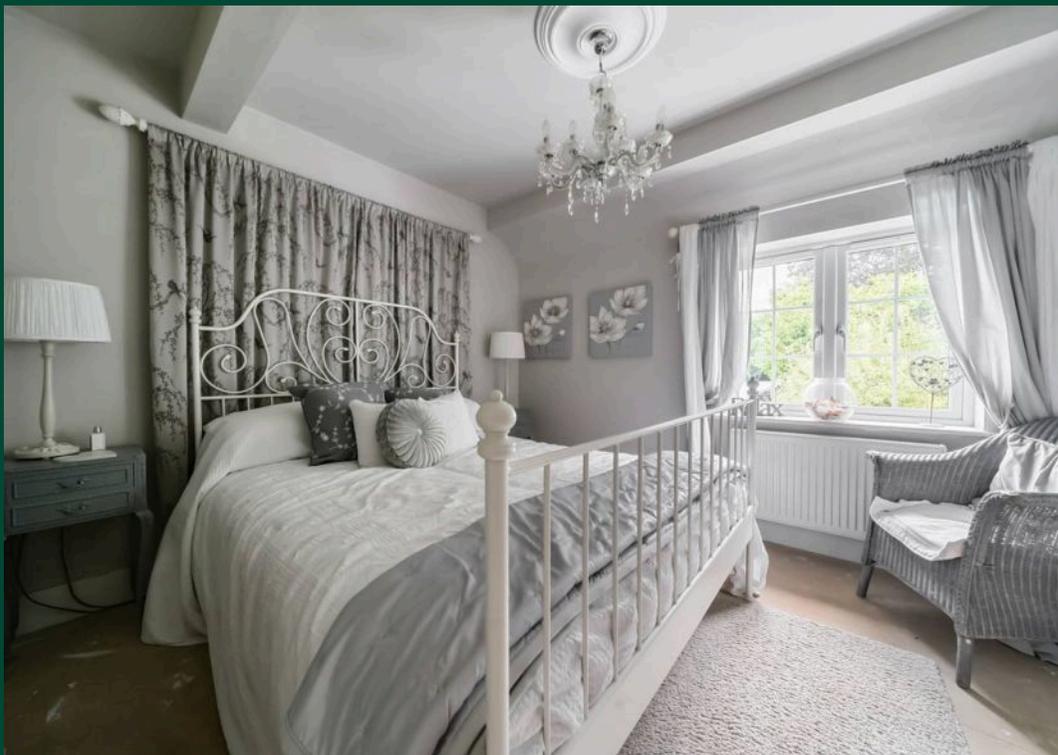
Garage = 139 sq ft / 12.9 sq m

Total = 2392 sq ft / 222.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for McCarthy Holden. REF: 1173497





## McCarthy Holden Odiham

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