



Odiham
Hook

McCarthy
Holden



33 Oak Tree Close

Odiham, Hook

A beautifully presented four-bedroom detached family home offering stylish, versatile and practical living in a desirable village setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Close Proximity of Odiham Village Centre with Wonderful Countryside Views
- Four Bedrooms
- Three Bathrooms
- Living Room
- Kitchen/Dining & Utility Room
- Garden
- Driveway & Double Garage
- Solar Panel and EV Charging Point



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Located within the sought-after development in Odiham, an exclusive collection of homes built in 2018, this beautifully presented four-bedroom detached family home offers stylish, versatile and practical living in a desirable village setting. Situated on a private no-through road, the property enjoys wonderful countryside views to the rear and is conveniently located within close proximity to Odiham village centre. The home also benefits from being adjacent to open woodland and fields, providing excellent opportunities for dog walking and outdoor pursuits.

The property has been thoughtfully designed and is well appointed throughout, with underfloor heating to the principal rooms on the ground floor and bathrooms. Further benefits include solar panels for electricity generation, an electric vehicle charging point and the remaining balance of an NHBC building warranty.

The welcoming reception hall features built-in storage and a cloakroom, with access to all the principal living spaces.

The elegant living room is centred around a feature log-burning stove and benefits from French doors opening directly onto the garden.

At the heart of the home is the spacious kitchen/breakfast room, featuring a central island and a range of integrated appliances. Bi-fold doors and additional patio doors open onto the rear garden, making this an ideal space for both everyday family life and entertaining.

A useful fitted utility room is located off the kitchen and provides direct access to the garden.

There is also a further reception room, offering excellent flexibility and currently suitable for use as a dining room, study or additional family living space.

A bright and airy galleried landing enjoys lovely views across the surrounding countryside and leads to four well-proportioned bedrooms.

The impressive principal bedroom features a built-in dressing area and a stylish en-suite bathroom with a separate shower. French doors open onto a Juliet balcony, taking full advantage of the attractive countryside views.

The second bedroom benefits from built-in wardrobes and its own en-suite facilities.

The remaining two bedrooms are served by the main family bathroom, which includes a walk-in shower.

To the rear of the property is a stunning, landscaped garden, enjoying plenty of sunshine and privacy. A paved patio provides an ideal area for outdoor dining and entertaining with motorised awning and wall mounted heater, while the garden beyond enjoys attractive views over the surrounding countryside.

To the side is a driveway leading to a double garage with power and lighting.

Overall, this is an exceptional modern family home, combining contemporary living, flexible accommodation and energy-efficient features with a peaceful countryside setting, while remaining within easy reach of the





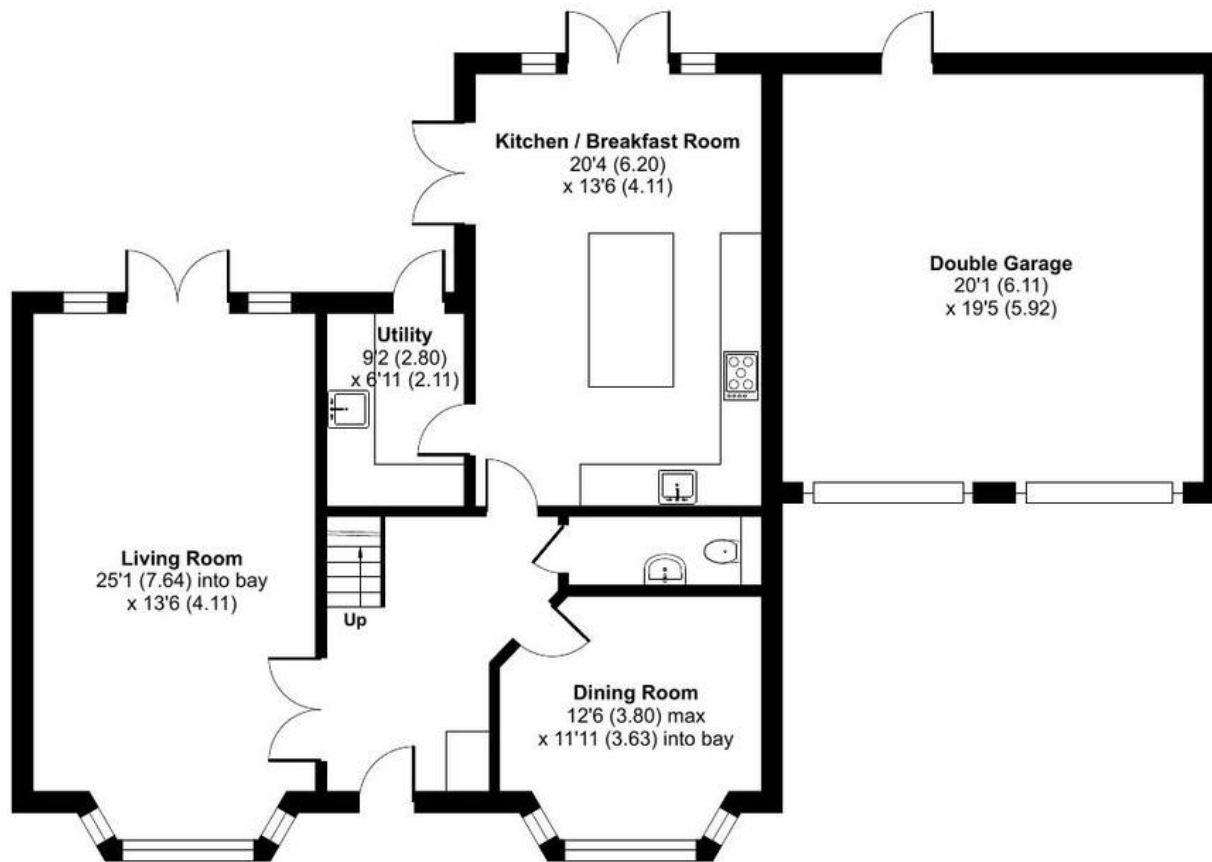
Oak Tree Close, Odiham, Hook, RG29

Approximate Area = 1914 sq ft / 177.8 sq m

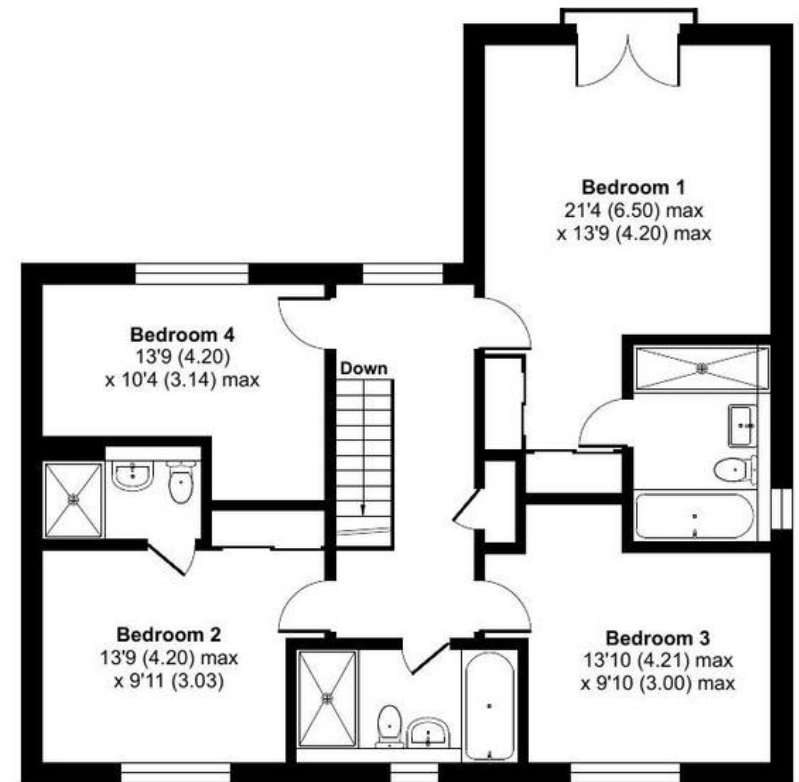
Garage = 389 sq ft / 36.1 sq m

Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







McCarthy Holden Odiham

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