

# 9 Recreation Road

Odiham, Hook, Hampshire, RG29 1NU

Price £450,000

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Odiham, Hook, Hampshire, RG29 1NU

Price £450,000 Freehold

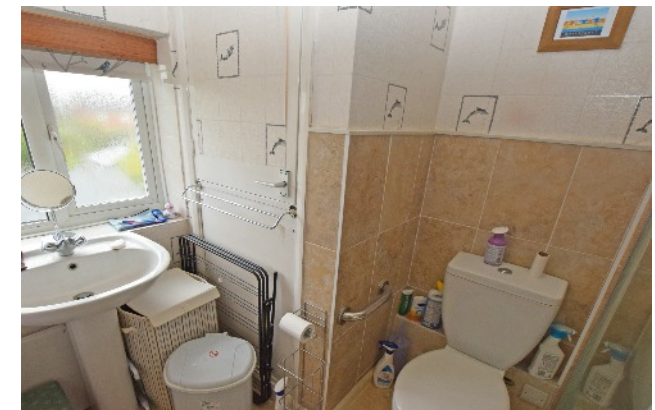
- Central location in pretty Hampshire village
- Opposite Recreation ground
- Hook train station 2.5 miles
- Catchment area Robert Mays School

A 3 bedroom semi-detached house with off road parking and a large garden in the popular village of Odiham.

- 3 bedrooms
- Living room with fireplace
- Fitted kitchen
- Downstairs cloakroom
- Shower room
- Delightful rear garden
- Driveway parking

### DESCRIPTION

This well proportioned village house offers good size rooms and has plenty of scope for improvement and enlargement subject to the usual planning consents. The rear garden is a particular feature of the property with large expanse of lawn, shrub borders, small trees and various sheds. There is parking to the front for several vehicles. There is gas central heating as well as double glazing throughout.



## LOCATION

Recreation Road is conveniently located close to the High Street. Odiham has a wide variety of independent shops as well as sought after primary and secondary schools, doctor's surgery, Cottage Hospital/Day Clinic, restaurants and public houses and other social and cultural pursuits. There are a series of footpaths directly from the village centre which provide excellent walks into the adjoining countryside and along the Basingstoke Canal. More comprehensive shopping and recreational facilities can be found in the regional centres of Farnham, Basingstoke, Reading, Fleet and Guildford. Odiham is strategically placed for access to Junction 5 of the M3 and within close proximity of both local mainline stations at Hook and Winchfield serving London Waterloo.

## SERVICES

All mains services.

## COUNCIL TAX

Band D

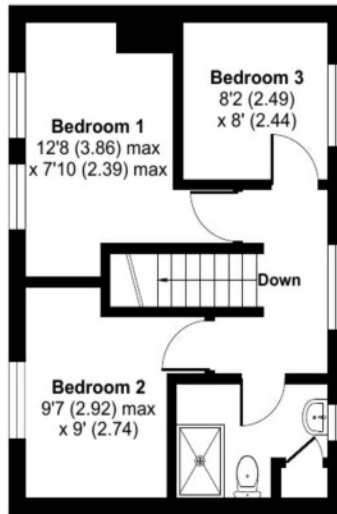
Hart District Council



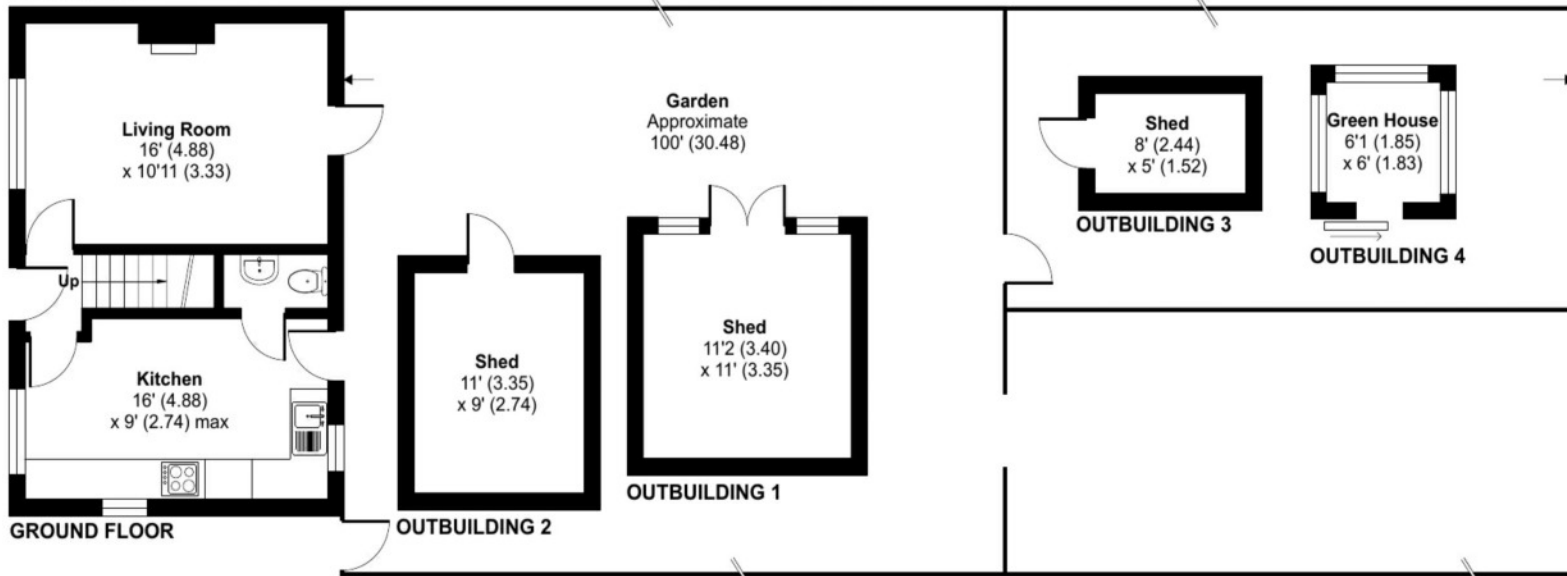
# Recreation Road, Odiham, Hook, RG29

Approximate Area = 758 sq ft / 70.4 sq m  
 Outbuildings = 298 sq ft / 27.6 sq m  
 Total = 1056 sq ft / 98 sq m

For identification only - Not to scale



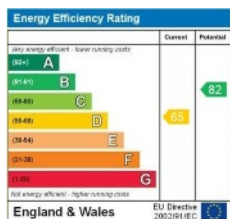
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1058746



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