



**Selbon**  
Residential sales & lettings

St. Davids Close, Odiham,  
Hampshire, RG29 1PD  
Guide price £550,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Sought After Location
- Solar Panels
- Enclosed Rear Garden Backing onto Woodlands
- Kitchen/Breakfast Room
- Close Proximity of Odiham High Street
- Air Source Heat Pump
- Accommodation Over Three Floors
- Garage with Driveway Parking
- Further Scope to Extend
- Close Proximity of Robert Mays School

Selbon Estate Agents are delighted to offer this four-bedroom detached family home, which is situated within the sought after village of Odiham. Benefits to this property include a recently installed air source heat pump, solar panels, accommodation over three floors, an enclosed rear garden backing onto woodland and the property is located within close proximity of Odiham High Street and Robert Mays School.

Accommodation comprises of a spacious entrance hall with a downstairs W.C and direct access to the light and airy living room. Within the living room you have wonderful views over the rear garden, as well as direct access through patio doors to the garden area. The kitchen/breakfast room has been finished to a high standard and offers a range of fully fitted integrated appliances including dishwasher, oven, hob, washing machine and space for additional appliances. Within the kitchen you have Karndean flooring which flows into the hallway.

On the first floor the property offers three good-sized bedrooms and access to the second floor. The first-floor accommodation is finished with a family bathroom which offers toilet, sink and bath with shower overhead.

The generous second floor offers a wonderful light and airy main bedroom which benefits from wonderful views, plenty of storage and scope to add an en-suite shower room.

The well-presented rear garden is enclosed with mature hedgerow and wood panel fencing with a generous lawn area and a mixture of flowers, shrub borders and trees. Outside the rear of the property, you will find a patio area ideal for al fresco dining and a second patio in the middle of the garden. At the bottom of the garden access to a small wooded area can be found which leads to West Street.

At the front the property has a small lawned area with a mixture of flowers and garage with driveway parking.

















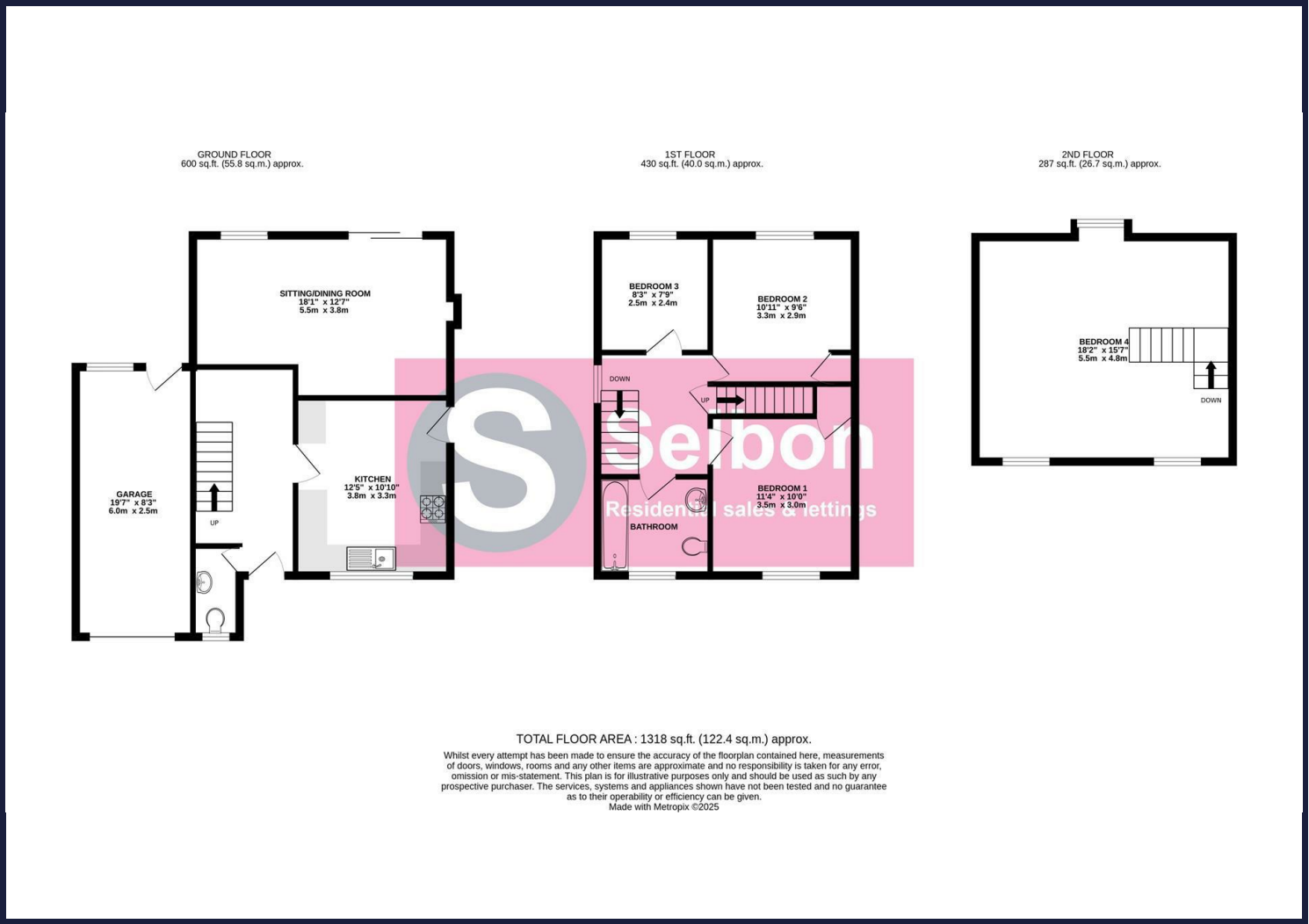








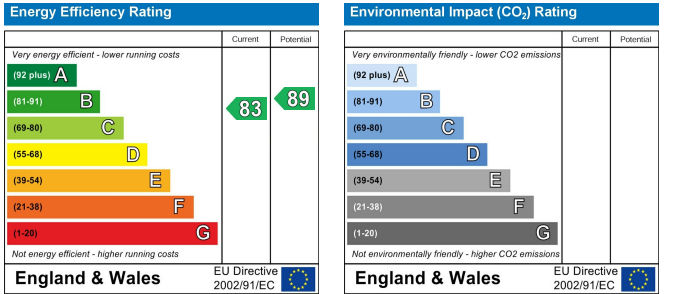
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: E