



Selbon

Residential sales & lettings

St. Davids Close, Odiham,
Hampshire, RG29 1PD

Guide price £525,000 Freehold



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.





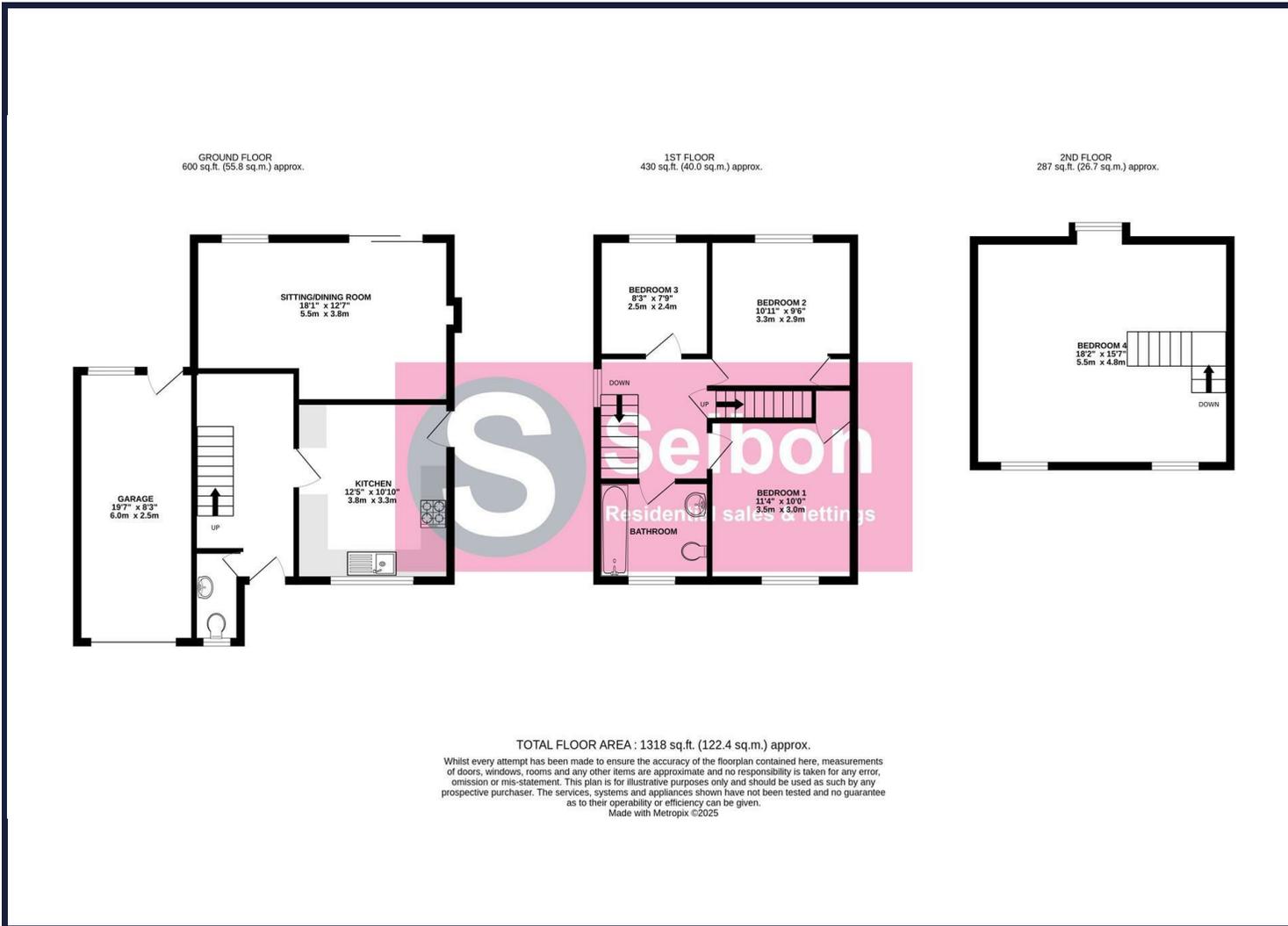








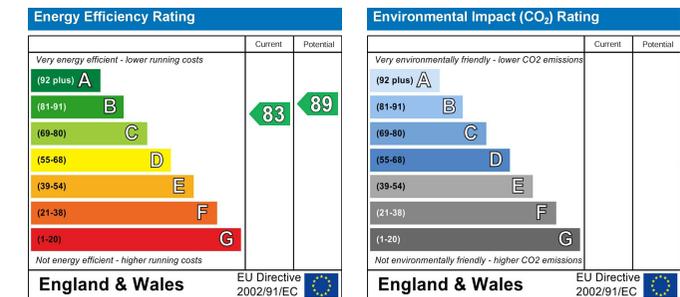
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: E

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk