

Odiham, Hampshire  
Two Bedroom, Ground Floor Maisonette



## 64 Runnymede Drive, Odiham, Hook, Hampshire, RG291FP

### The Property

This well presented two-bedroom ground floor maisonette is situated in the desirable village of Odiham on the sought after Montefort Place development built in 2016 by Charles Church.

### Ground Floor

The private front door leads through into the hallway with built in storage.

There is a spacious open plan kitchen/dining/living room which benefits from modern kitchen units with built in gas hob, electric oven, extractor fan and an integrated washing machine.

There are two good sized bedrooms and a shower room with generous walk-in-shower, w.c. and wash hand basin.

### Outside

Outside there are well maintained communal gardens and two allocated parking spaces.

### Location

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, several dentists and a Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses and restaurants.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including several supermarkets together with further restaurants and wine bars.

There are good transport links including the M3 jct5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill.

Tax Band is D and local Council is Hart District.  
Lease: 119 years

NB\*The property is available under the shared ownership scheme for £150,000 which reflects 50% share of FMV £300,000.

Monthly service charge £66.90

Monthly rent on share £440.46

Eligibility conditions apply and applicants will be means tested for affordability. You may be assessed to purchase a larger share than advertised depending on your finances.





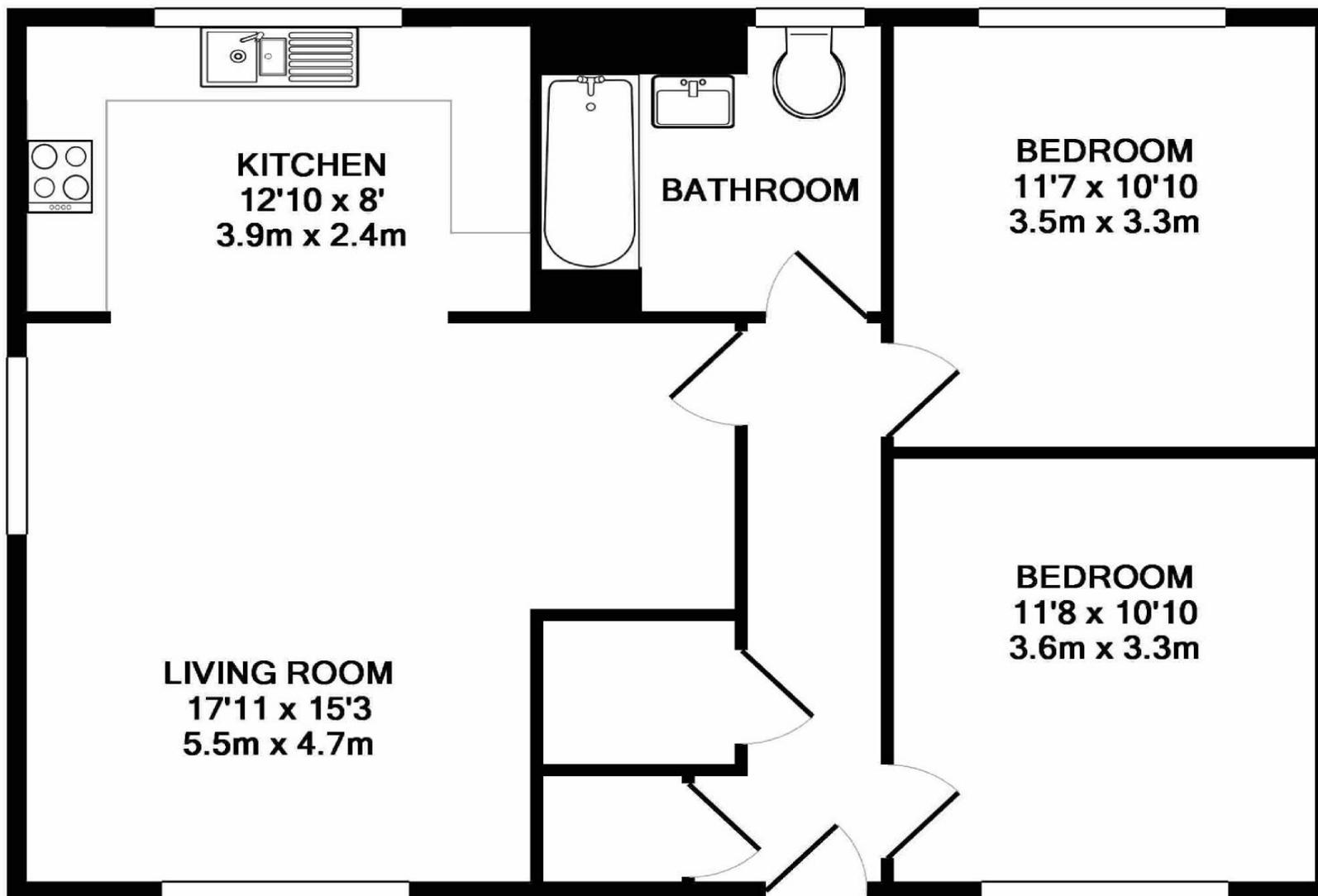
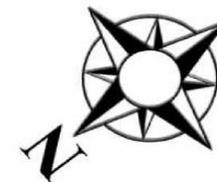












**TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 2 miles of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

## Consumer Protection Regulations

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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.

Directions - Postcode RG29 1FP. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.  
EPC - B(83)

### Local Authority

Hart District Council  
01252 622122  
Band D



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)