



Magna Carta Close, Odiham, Hook, Hampshire





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5 Magna Carta Court is situated off a private cul-de-sac amongst six other detached homes. It is within easy walking distance of Odiham High Street. There is private parking in front of the attached double garage for two vehicles.

The porch leads into the staircase hallway which has wooden floors. Beside this is the sitting room which has feature open windows through to the dining area. Similar to the kitchen, this reception room has high ceilings. The office has built-in custom-made office furniture with stunning lighting. There is good under-stairs storage and the kitchen/ dining room offers the most fabulous living space with concertina doors leading out to the terrace. There is a breakfast bar, gas hobs, electric oven and combination oven. The room leads through to the double garage where there is a gas combi-boiler. There is mezzanine storage above the garage and a door that leads out to the rear garden.

Stairs lead up to the first-floor landing off which are four double bedrooms and a family bathroom (with both a bath and a shower). The principal bedroom has an ensuite shower room.

The rear garden is private and wonderful for entertaining with a lawn, pergola, terrace, and BBQ area.



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EPC

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Location

The popular village of Odiham is a thriving community and provides all the basic needs with a small super market, doctor's surgery, banks, schools, restaurants and boutique shops. Access to the M3 is easy and the station is within a few minutes by car. Nearby is the well renowned Four Seasons Hotel, offering an extensive range of outdoor activities such as horseback riding, clay pigeon shooting, as well as a number of indoor options including treatments in the hotel's spa.

The larger towns of Basingstoke, Farnham and Fleet are nearby for an extensive range of shops, restaurants, boutiques and supermarkets, including Waitrose and Sainsbury's.

Public and prep schools in the area are well-renowned and include: Daneshill, Edgeborough, Cheam, Lord Wandsworth College, St Neot's, Yatley Manor, Greyhouse, St Nichola's School and Wellington College.

Services

Mains water, electricity drainage and gas. Gas-fired central heating. Service Charge and Reserve. £314 per annum for private road maintenance

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority: Hants District Council

Council Tax Band: G

Tenure: Available Freehold

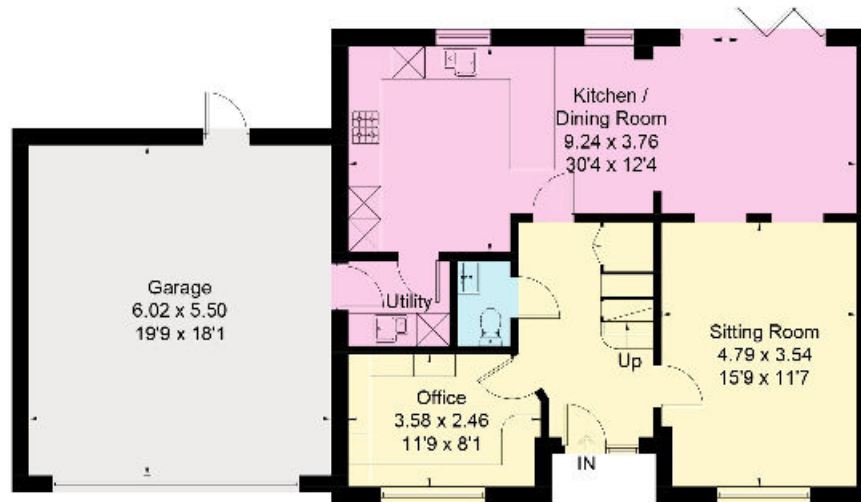
Postcode: RG29 1FN

What3Words: larger.pink.growl

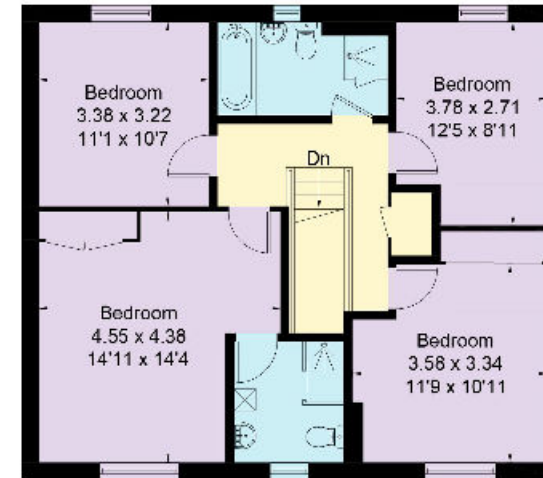




Approximate Area = 181.1 sq m / 1949 sq ft (Including Garage)



Ground Floor



First Floor

Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327342

I would be delighted to tell you more
Christopher Bailey
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated November 2023. Photographs and videos dated November 2023.
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