



Rye Common, Odiham
Hampshire, RG29



Beyond your expectations

A stunning new 3 bedroom house in a semi rural location

Hamptons International

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Entrance hall | cloakroom | study | living room | open plan fitted kitchen | utility room | master bedroom with ensuite bathroom | 2 further bedrooms | family bathroom | parking | attractive gardens | part distant rural views.

Guide Price £549,950 Freehold

Description

A superb 3 bedroom family home constructed by Forays Homes with lovely part distant views from the rear elevation over Fincham Copse. The house provides spacious and easy accommodation with good sized comfortable rooms and is completed to excellent contemporary and stylish finishes. Further details of the high specification are available separately.

Outside

A mixture of post and rail and close boarded fencing at boundaries with planted beech hedging to provide screening. Well stocked flower beds with pathway leading to the front entrance and further pathway allowing pedestrian access to the rear garden with a paved patio area adjoining the rear of the house ideal for entertaining and relaxing. Further access to the rear gardens.

Location

Fincham view occupies a lovely and most attractive setting with distant views over rolling Hampshire countryside called Fincham Copse from the rear elevation. Rye Common itself is on the outskirts of the much sought after village of Crondall on the Surrey/Hampshire border midway between Farnham and Odiham. Theses historic market towns offer an excellent range of shopping, recreational and educational facilities. Shopping includes Sainsburys and Waitrose, and a range of independent and high street stores in both locations. A good choice of state and private schools are

nearby including St Nicholas', Edgeborough, Barfield and Lord Wandsworth College at Long Sutton. This is an ideal location for commuters with excellent mainline connections to London Waterloo from Fleet, Farnham and Winchfield stations. By road you can link with the A31, A3 and the M3 which will provide easy access to London, Heathrow and Gatwick airports and the south coast and also the remainder of the national motorway network.

Additional Information

Front house picture is a Computer Generated Image. The interior pictures are of the show house at No 4.

This house is registered with The Help to Buy Scheme.

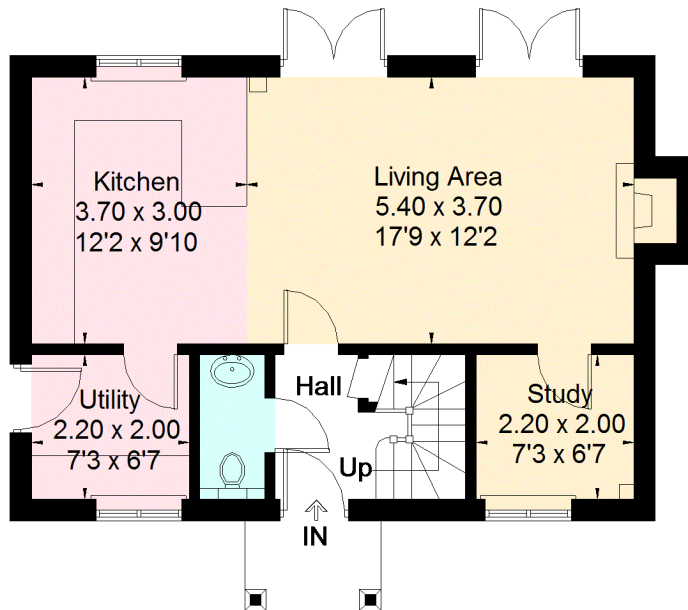


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

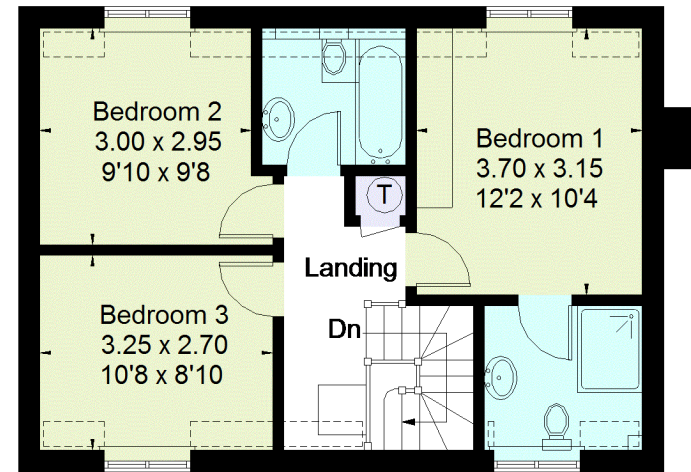
1 Fincham View, Rye Common, RG29 1HU

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 201391

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

