



## Fincham View, Rye Common

Odiham, Hook, Hampshire, RG29

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Superb brand new 4 bedroom homes ready SPRING 2018

Entrance hall | cloakroom | study/family room | living room | dining room | fitted kitchen | breakfast/dining area | utility room | 4 bedrooms | 2 ensuite bathrooms | 2 further bedrooms | family bathroom | ample parking | attractive gardens | distant rural views.

**Guide Price £950,000 Freehold**

## Description

A superb 4 bedroom family home constructed by Forays Homes with lovely distant views from the rear elevation over Fincham Copse. The house provide spacious and easy accommodation ideal for a growing family with good sized comfortable rooms and is presented to an excellent contemporary and stylish finishes. Further details of the high specification are available separately.

## Outside

As you approach the house there is hardstanding to the front elevation with parking for numerous cars. Post and rail fencing at boundaries with fresh planted and 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 leading to a good amount of level garden and distant views over Fincham Copse. A mixture of close boarded fencing and post and rail fencing at boundaries.

## 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 Sainsbury's 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 itself.



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

**Hamptons International**

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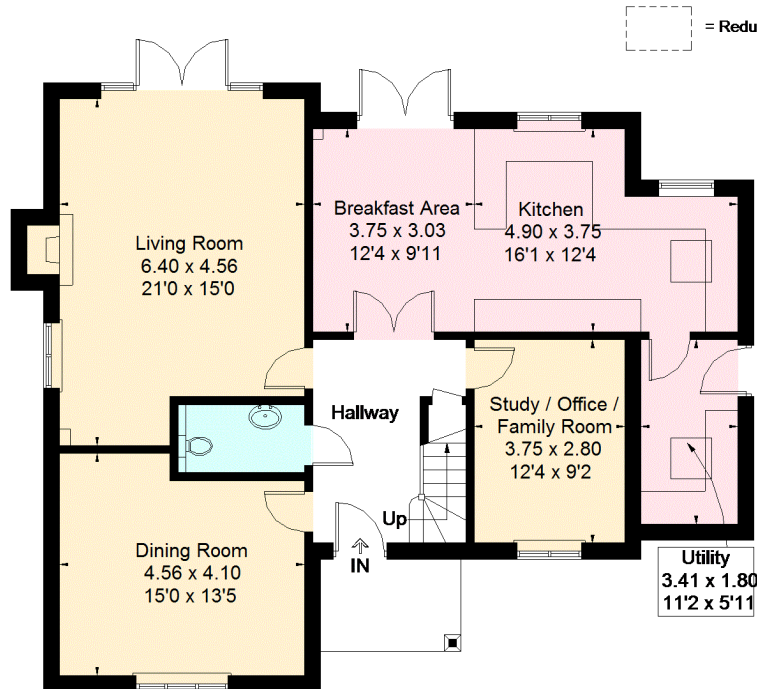
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## 4 Fincham View, Rye Common, RG29 1HU

Approximate Gross Internal Area = 203.5 sq m / 2190 sq ft



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.

