

# Odiham, Hampshire

## Two Bedroom, Village House



### 3 Blakes Cottages, Odiham, Hook, Hampshire, RG29 1NL

#### The Property

This charming, beautifully presented two-bedroom character home, is tucked away in the heart of the desirable village centre of Odiham within close proximity of all the amenities on offer.

The property has been tastefully updated and modernised by the current owners.

Accommodation includes: Living Room, Kitchen, Two Bedrooms, Bathroom and outside Courtyard Garden

#### Ground Floor

You are welcomed into the cosy living room which leads through into the well-maintained fitted kitchen with partially integrated appliances.

There is a useful lobby area, ideal for coats, with direct access out to the rear enclosed courtyard garden.

To the rear is a well-appointed shower room.

#### First Floor

On the first floor there are two light and bright bedrooms to the front and rear of the property.

#### Outside

To the rear of the property is a sunny enclosed courtyard garden ideal for relaxing and entertaining. There is also a useful shed.

To the front of the property is an enclosed garden with pathway leading to the front door.

#### Location

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

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants.

There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The state schooling in the area is well regarded, 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.













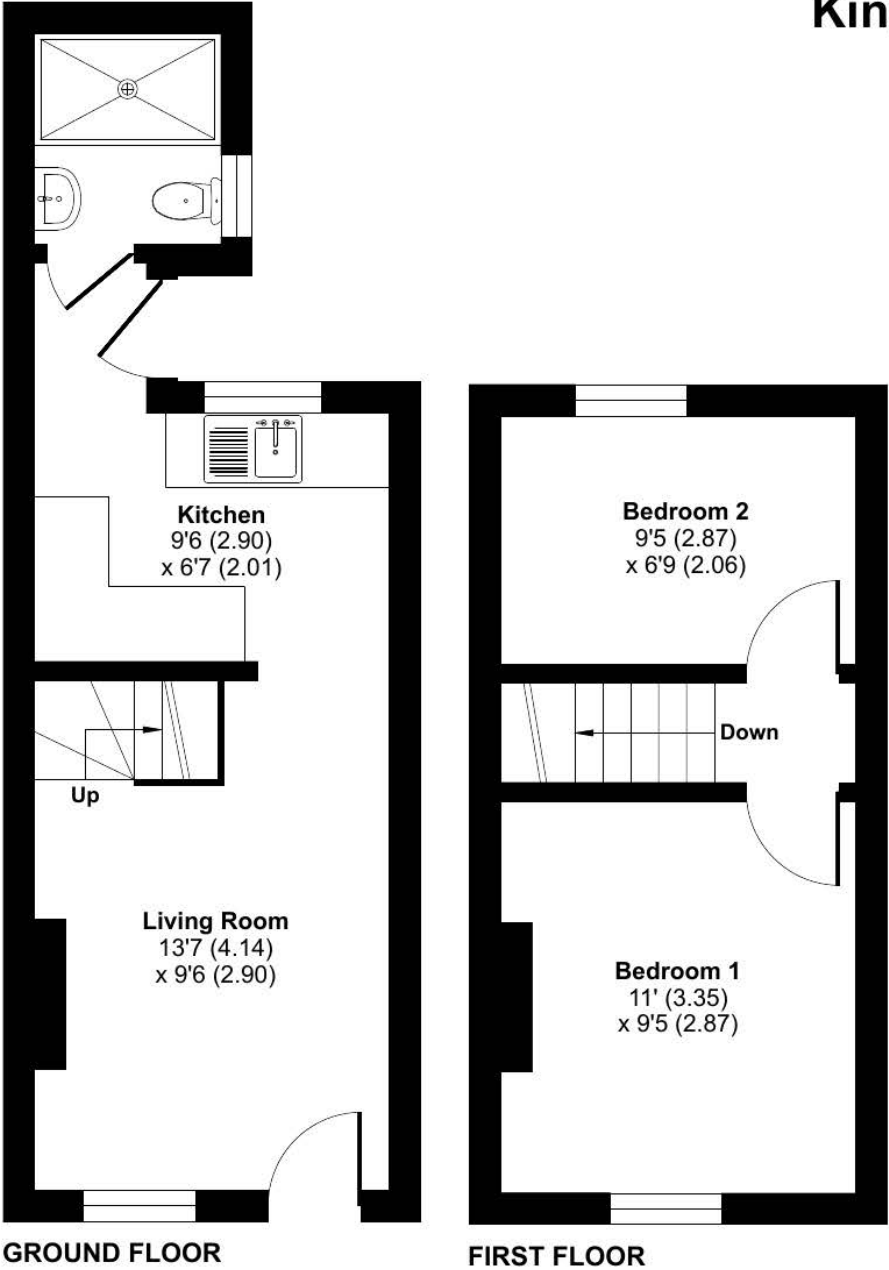




King Street, Odiham, RG29

Approximate Area = 438 sq ft / 40.7 sq m

For identification only - Not to scale

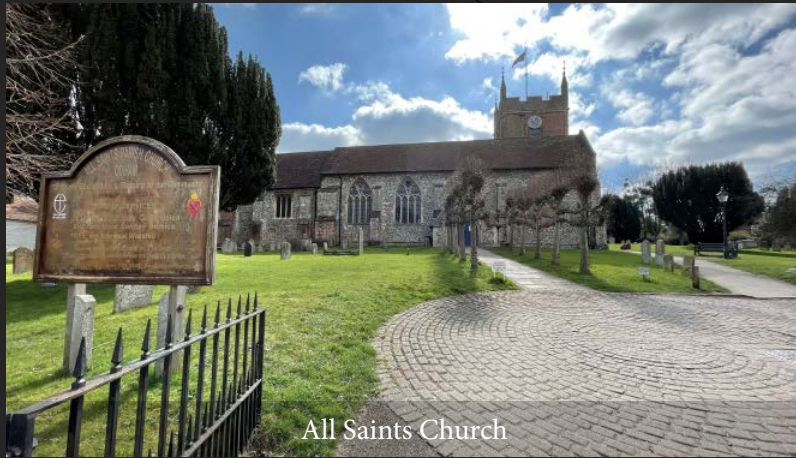


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1106245

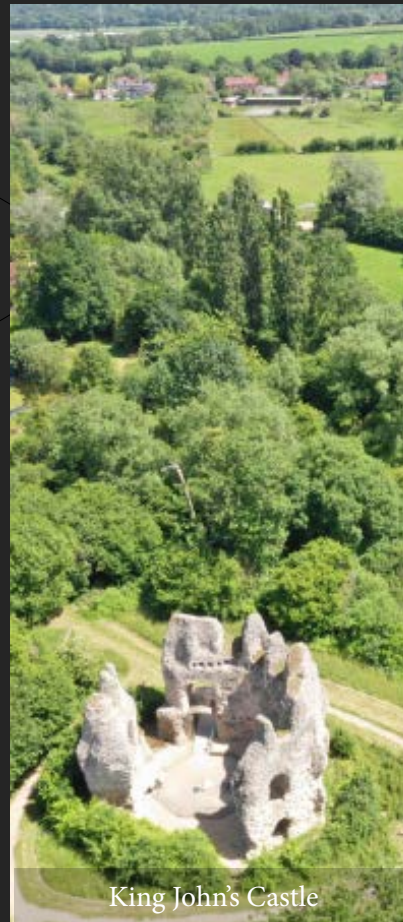
# Places of interest

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 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

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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.

#### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage – Mains  
Heating – Gas

Materials used in construction - Brick & Tiled roofs  
How does broadband enter the property - FTTP (fibre to the premises)  
EPC C (71)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG29 1NL. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

#### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

#### Local Authority

Tax band is C  
Haart (01256) 844844

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