

Odiham, Hampshire
Two bedroom home



2 The Crown, Odiham, Hook, Hampshire, RG29 1PH

The Property

Situated within close proximity of the desirable Odiham village centre, this beautifully designed, two-bedroom home, is one of four individual properties forming part of a converted public house and is offered to the market with no onward chain.

The property benefits from; two bedrooms, shower room, kitchen/living/dining room, bonus basement room and externally; parking.

Ground Floor

You are welcomed into the spacious well appointed, open plan kitchen/living/ dining room. The living/dining area with bay window leads through into the high specification, fitted kitchen with integrated appliances.

A staircase leads down to a further bonus room in the basement. There is also a cloakroom.

First Floor

On the first floor there are two bedrooms both with storage and a high specification, fitted shower room with oversized shower, wash hand basin and w.c.

Outside

To the front of the property is allocated parking and visitor parking

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, 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 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.











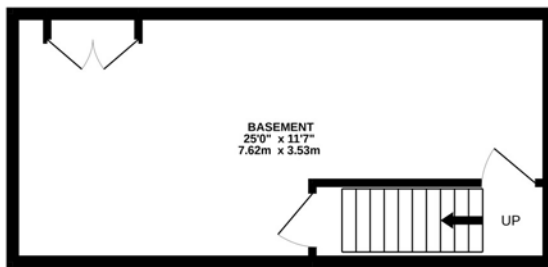




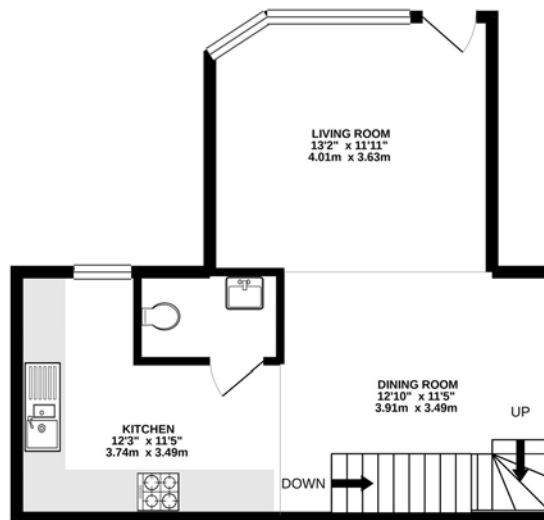




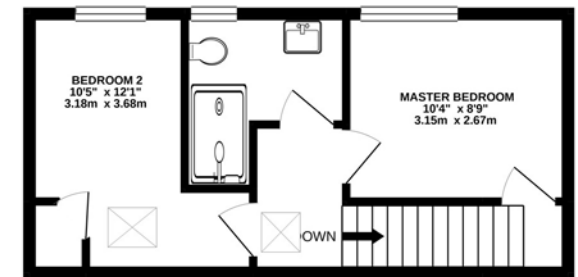
BASEMENT
289 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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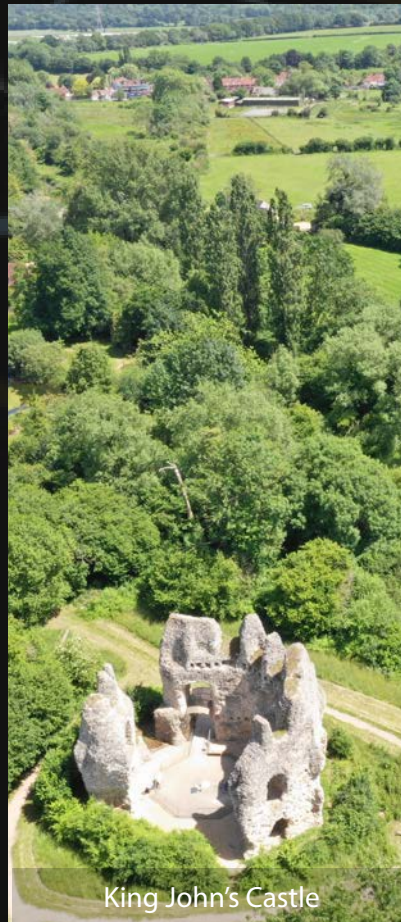
Places of interest

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 1 mile 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 1PH. 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

Electric heating, mains water and drainage.

EPC - E (48)
Local Authority

Hart District Council
01252 622122
Band D



www.mccarthyholden.co.uk