





This two bedroom character cottage, is situated in the centre of the desirable village of Odiham village. The property is in need of modernisation and updating. It is offered to the market with no onward chain.

Benefits to the property are two bedrooms, kitchen, bathroom along with outside space/ driveway and garage.

On the ground floor the living room leads through into the kitchen with fitted units and free-standing appliances. The bathroom is also on the ground floor, comprising bath, sink and w.c.

On the first floor are two bedrooms with exposed beams. The main bedroom benefits from built-in wardrobes.

Double gates lead to outside space/driveway and private, detached garage.

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, several dentists and a 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 several supermarkets together with further restaurants and wine bars. There are good transport links including the M3 jct5 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.















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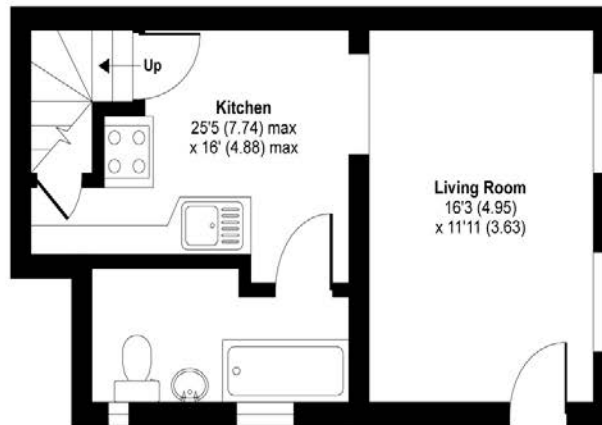




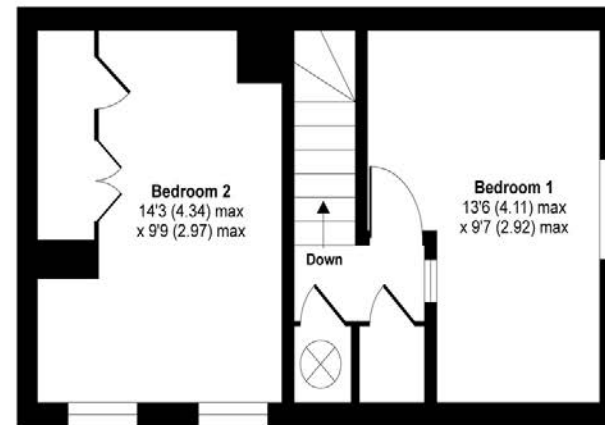
# High Street, Odiham, Hook, RG29

Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for McCarthy Holden. REF: 774638



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### Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

### Directions:

Postcode: RG29 1LA

Please contact McCarthy Holden for detailed directions

### Viewing:

Telephone: 01256 704851  
Email: [odiham@mccarthyholden.co.uk](mailto:odiham@mccarthyholden.co.uk)

### Services:

Mains electricity , water, drainage  
and electric heating

### Local Authority:

Hart District Council  
Tel: 01252 622122  
Council Tax Band - C

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