

Farnham Road
Three Bedroom Detached Chalet Bungalow



Farnham Road, Odiham, Hook, RG29 1HR

The Property

Situated on the outskirts of Odiham, this three-bedroom detached chalet bungalow is offered to the market for the first time in over 30 years. The property offers spacious and flexible accommodation throughout and benefits include ample driveway parking leading to a detached double garage with horse lorry parking, outbuildings including stables, scope to extend STPP and a plot with paddocks in excess of 2.5 acres.

Ground Floor

Accommodation comprises of a light and airy entrance hall that gives access to all the ground floor accommodation. The living room is situated on the south side of the property overlooking the garden and paddocks. The living room offers wealth of charm and character with access through a set of French doors to the garden and a feature gas fireplace. Facing south and west lies the kitchen/breakfast room which overlooks the garden and paddocks. The kitchen is fully fitted including integrated appliances. It has a generous dining area. There is a large larder situated in the rear porch which is off the kitchen and leads to the rear garden. Next to the kitchen lies a shower room with large shower cubicle, washbasin, and toilet. The ground

floor accommodation is finished with the third double bedroom with double built in wardrobes. The study and utility room also open off the L shaped hallway.

First Floor

Upstairs the property offers two well-sized bedrooms with bedroom one benefiting from a walk-in hanging wardrobe space. There are ample built-in drawers and shelving within this space. Adjoining this bedroom is a cloakroom with toilet and washbasin. The second bedroom is across the light and airy landing with both rooms enjoying double aspect windows with countryside views. The first-floor accommodation is finished with a family bathroom which offers sink, toilet, and bath with shower over bath.

Outside

The charming, enclosed garden wraps around the property and it is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. The property offers a high degree of privacy from woodland on two sides and its own paddock. At the rear of the property, you will find a patio area ideal for al fresco dining and side access on both sides of the property. At the front of the property, you have ample driveway parking

and access to a double garage beside the property. Within the stable yard are three stables and a hay store which have power, light and water with a specific parking area for a horse lorry. The paddocks have the benefits of a water supply and have been mole drained running into French drains. There is a hard standing area for riding on in dry or wet weather and the main paddock area has been dog proofed.

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 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.

























Farnham Road, Odiham, Hook, RG29

Approximate Area = 2002 sq ft / 185.9 sq m

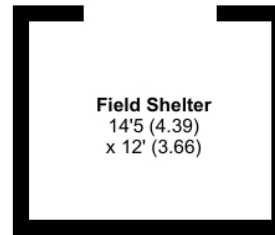
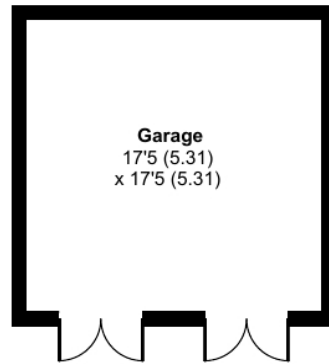
Limited Use Area(s) = 126 sq ft / 11.7 sq m

Outbuildings = 912 sq ft / 84.7 sq m

Garage = 306 sq ft / 28.4 sq m

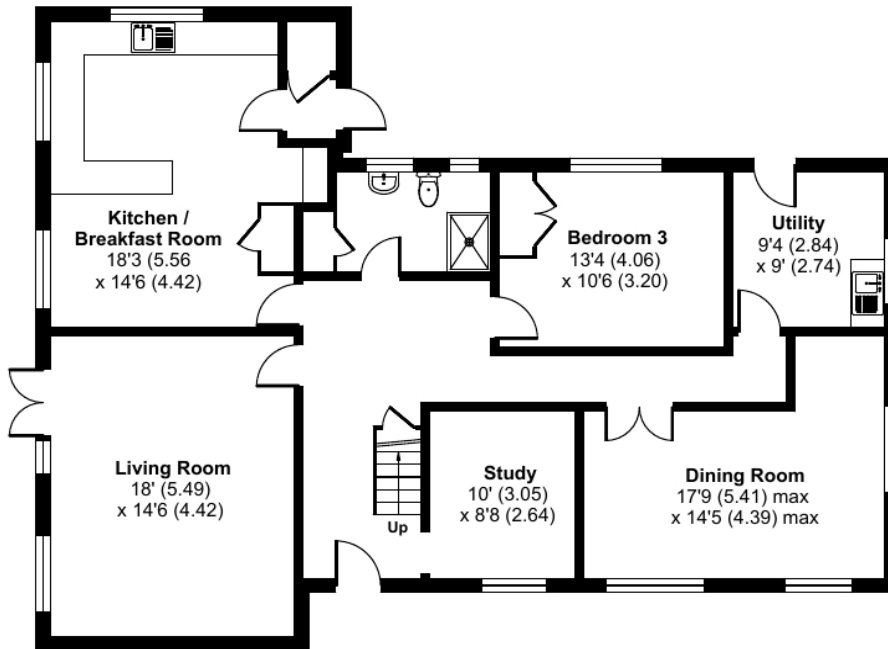
Total = 3346 sq ft / 310.7 sq m

For identification only - Not to scale

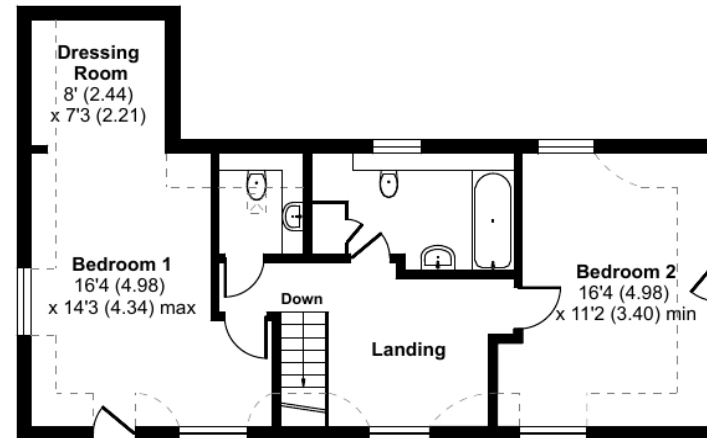


Denotes restricted
head height

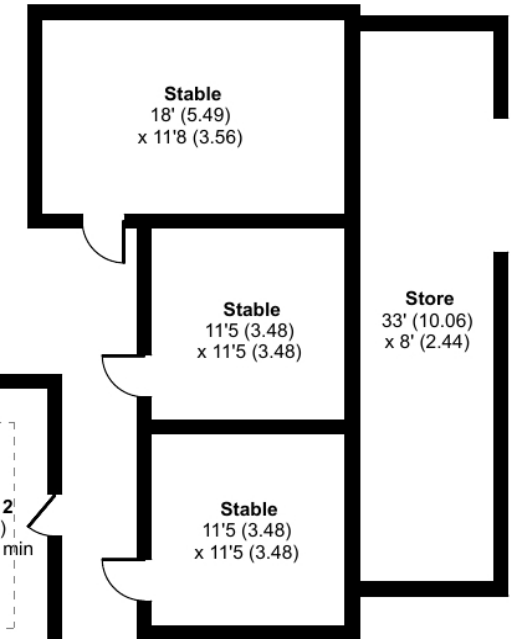
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for McCarthy Holden. REF: 1176153















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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Oil/LPG – None
Sewage – Septic Tank
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises
EPC - D (68)

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/>

Directions - Postcode RG29 1HR. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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
Hart District Council
Tax Band F

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