

Odiham, Hampshire  
Three Bedroom, Village House





## Farthings, King Street, Odiham, Hook, Hampshire, RG29 1NL

### Property

Situated in the heart of the desirable village of Odiham, this Grade II Listed home full of character and charm, boasts many period features throughout. The property is offered to the market with no onward chain.

Benefits to the property include: Three bedrooms, two bathrooms, kitchen, living room, dining room, garden room and externally: garden and garage.

### Ground Floor

You are welcomed into the hallway which benefits from a cloak room. The spacious, elegant living room with feature fireplace has sliding doors out to the sunny rear garden.

The well-appointed fitted kitchen with integrated appliances opens up into a lovely bright garden room with atrium and overlooks the rear garden. There is also a separate dining room area.

### First Floor

On the first floor are three good sized bedrooms, all of which benefit from built-in-wardrobes. The main bedroom has a generous fitted en-suite bathroom. There is also a separate shower room.

### Outside

To the rear of the property is a delightful private, walled courtyard garden with raised flowerbeds, mature shrubs and trees making it an ideal area for entertaining or relaxing. A garden gate gives access to the right-hand side of the house.

To the left-hand side of the property is a garage with direct access out to the rear garden.

### Location

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, dentists and a Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses and restaurants. Odiham is surrounded by many miles of open countryside offering excellent riding, walking and country pursuits.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including several supermarkets together with 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.

Tax band is F and local council is Hart District.









































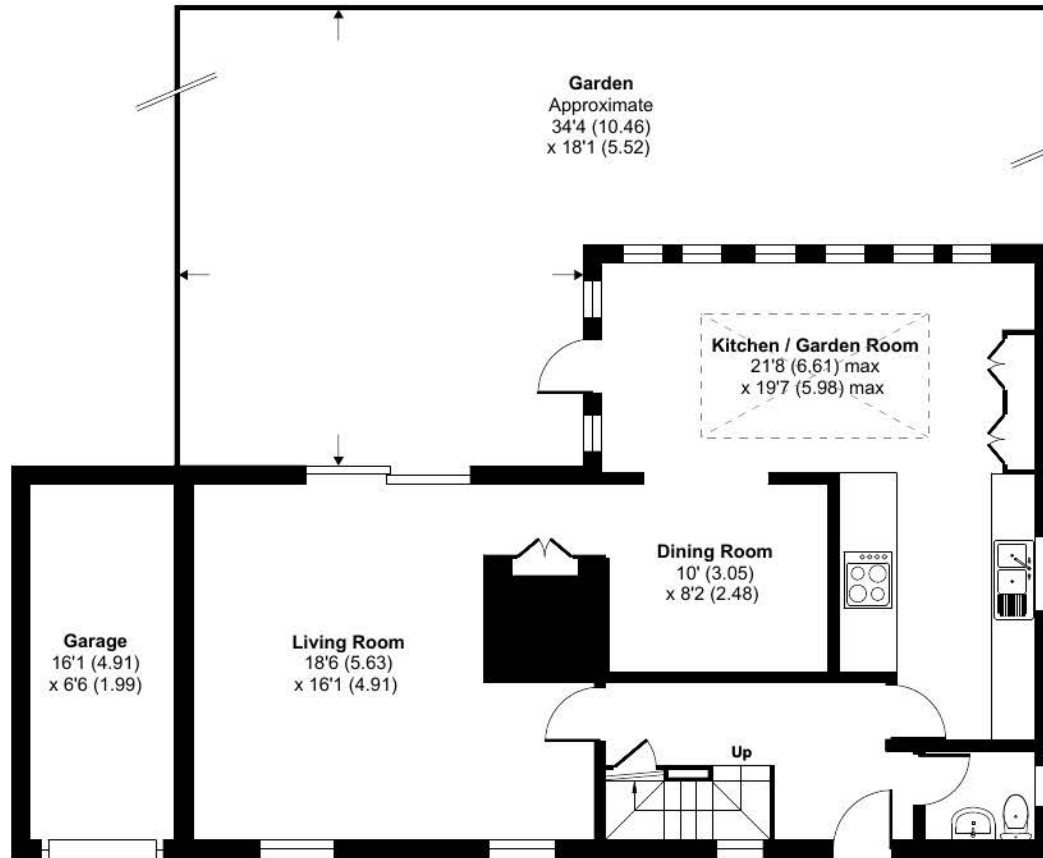


Approximate Area = 1580 sq ft / 146.7 sq m

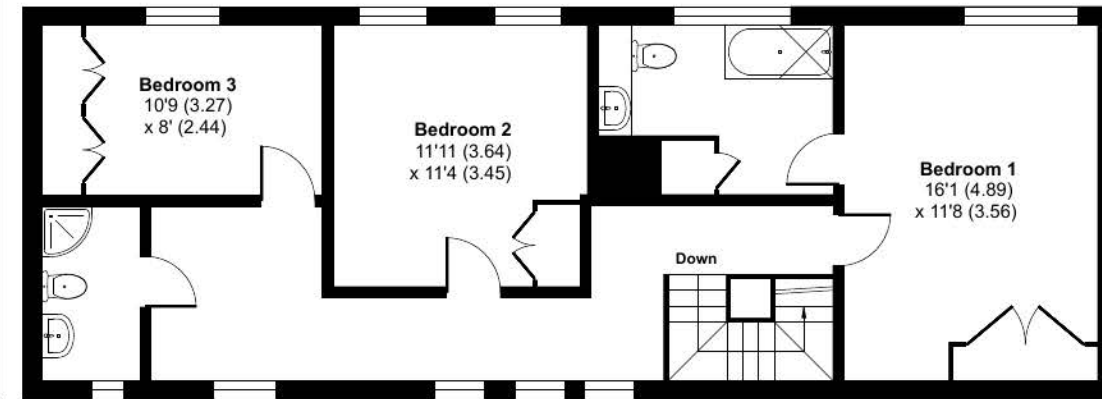
Garage = 105 sq ft / 9.7 sq m

Total = 1685 sq ft / 156.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for McCarthy Holden. REF: 1116294



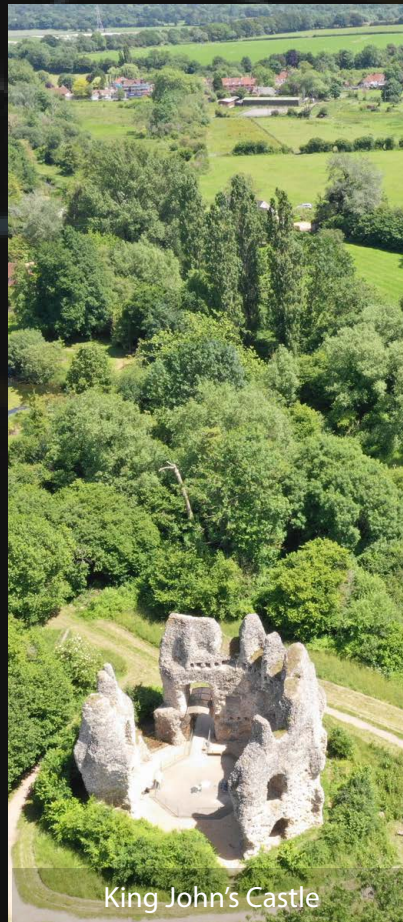
## Places of interest

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 2 miles 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 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 and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.

### Local Authority

Hart District Council  
01252 622122  
Band F



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)