



Hillside, Odiham
Four Bedroom, Semi-Detached House, Excess of 5.5 Acres

Farm View, Hillside, Odiham, Hook, Hampshire, RG29 1HX

The Property

Ideally situated on a leafy lane in Hillside, a Hamlet on the outskirts of the desirable village of Odiham, Farm View has stunning views across open fields, sitting in a substantial plot of approximately 5.5 acres including paddocks and stables.

The property has been extended and adapted to meet the needs of the current owners offering the opportunity for flexible family living and is offered to the market with no onward chain.

Ground Floor

The hallway of the original house leads through to a reception room with feature fireplace and sliding glass doors out to the rear garden. The generous fitted open plan kitchen/breakfast room with integrated appliances has double doors opening into a further reception room which would make an ideal dining room.

A bright and light conservatory connects the main house to the garage conversion on the left hand-side which provides a substantial living room with patio doors to the rear garden and bedroom above.

There are also two shower rooms on the ground floor.

First Floor

In the original house there are three bedrooms and a bathroom suite with separate shower. One of the bedrooms has been turned into a spacious kitchen/dining/living room. There is a further bedroom above the living room in the garage conversion at the other end of the property.

Outside

The property sits in a substantial plot in excess of 5.5 Acres with paddocks and stables with a water supply and electrics.

Immediately to the rear of the property is a generous enclosed garden mainly laid to lawn with mature planting and trees. There is also a patio an ideal spot for relaxing and enjoying the stunning views beyond.

To the front is an enclosed garden and a gated driveway with parking for several cars.

Location

Hillside is a Hamlet on the outskirts of the historic village of Odiham offering a good range of day-to-day facilities including a health centre, dentists, Post Office, together with independent shopping, a small Co-op supermarket/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.



















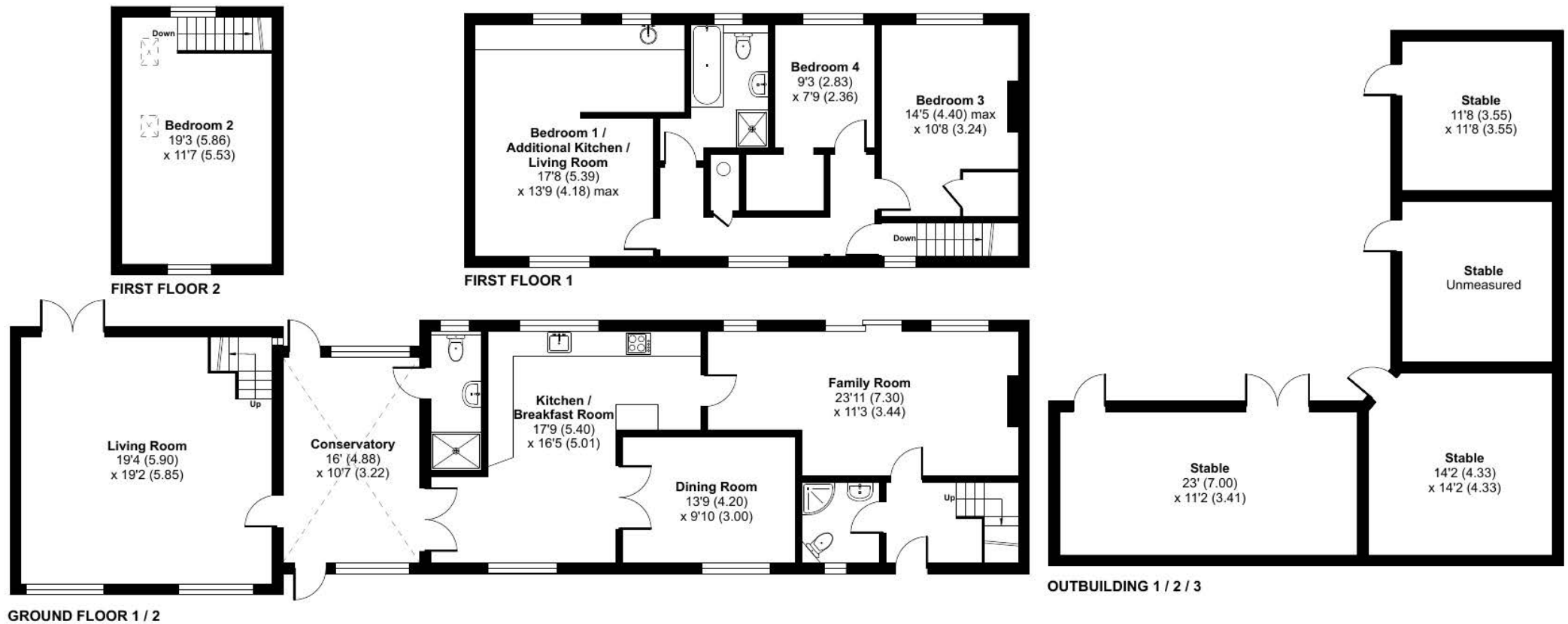






Farm View, Hillside, Odiham, Hook, RG29

Approximate Area = 2349 sq ft / 218.2 sq m
Outbuildings = 591 sq ft / 54.9 sq m (excludes stable)
Total = 2940 sq ft / 273.1 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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 5 miles 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 – None
Electric – Mains
Oil/LPG – N/A
Sewage – Septic Tank
Heating – Electric

Materials used in construction - Brick, Timber Framed, Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises
EPC - D (55)

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 1HS. 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 D

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