

Odiham, Hampshire
Three Bedroom, Character House



Western House Cottage, Alton Road, Odiham, Hook, Hampshire, RG29 1PH

Property

This beautifully presented property is situated in the desirable village of Odiham within close proximity of the village centre. Western House Cottage has been updated to a high standard by the current owners, combining the traditional with a contemporary design. The property provides flexible family living and is offered to the market with no onward chain.

Ground Floor

The entrance hallway leads through into the elegant sitting room with feature fireplace creating an inviting living space. The heart of the home is the well-appointed fitted Neptune kitchen/breakfast room with integrated appliances, quartz worktop, water softener and substantial island/breakfast bar. Bi-fold doors open out onto a sunny patio overlooking the garden.

Leading off the kitchen is a stylish open plan glass atrium which functions as a dining/family room. This unique space provides plenty of natural light, with double doors leading out into a lovely enclosed courtyard. Access to the utility room through to a study, is from the dining/family room.

There is flag stone flooring throughout the downstairs with underfloor heating in the living room, kitchen/breakfast room, dining/family room, main bedroom and en-suite.

There is a further reception room with a stunning vaulted ceiling and bespoke cabinetry along with access to a cellar. There is also access from this room out to the side of the property.

In addition, there is a stylish cloakroom leading off the hallway.

First Floor

On the first floor are three good sized bedrooms. The charming main bedroom benefits from built-in wardrobes and an en-suite shower room with underfloor heating. The second bedroom also has built-in wardrobes. The family bathroom has a separate shower unit in addition to a bath.

Outside

The rear walled garden is south-facing, welcoming sunlight throughout the day. There is a patio area making it an ideal spot for entertaining. Steps lead up to an additional patio area overlooking the main garden which is mainly laid to lawn with mature planting, flower beds, shrubs and trees and an outdoor heated swimming pool with cover beyond. At the bottom of the garden is a summer house and a storage area for the pool equipment.

To the front of the property is a block paved driveway providing parking and access to the single garage. There is side access to the courtyard via the glass atrium. From the courtyard a further gate leads to the rear garden.

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, together with independent shopping, a small Co-op supermarket with Post Office, coffee shops, public houses and restaurants.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants. There is a series of footpaths that radiate from the village which provide excellent walks into the adjoining countryside, Deer Park and along the Basingstoke Canal.

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.





























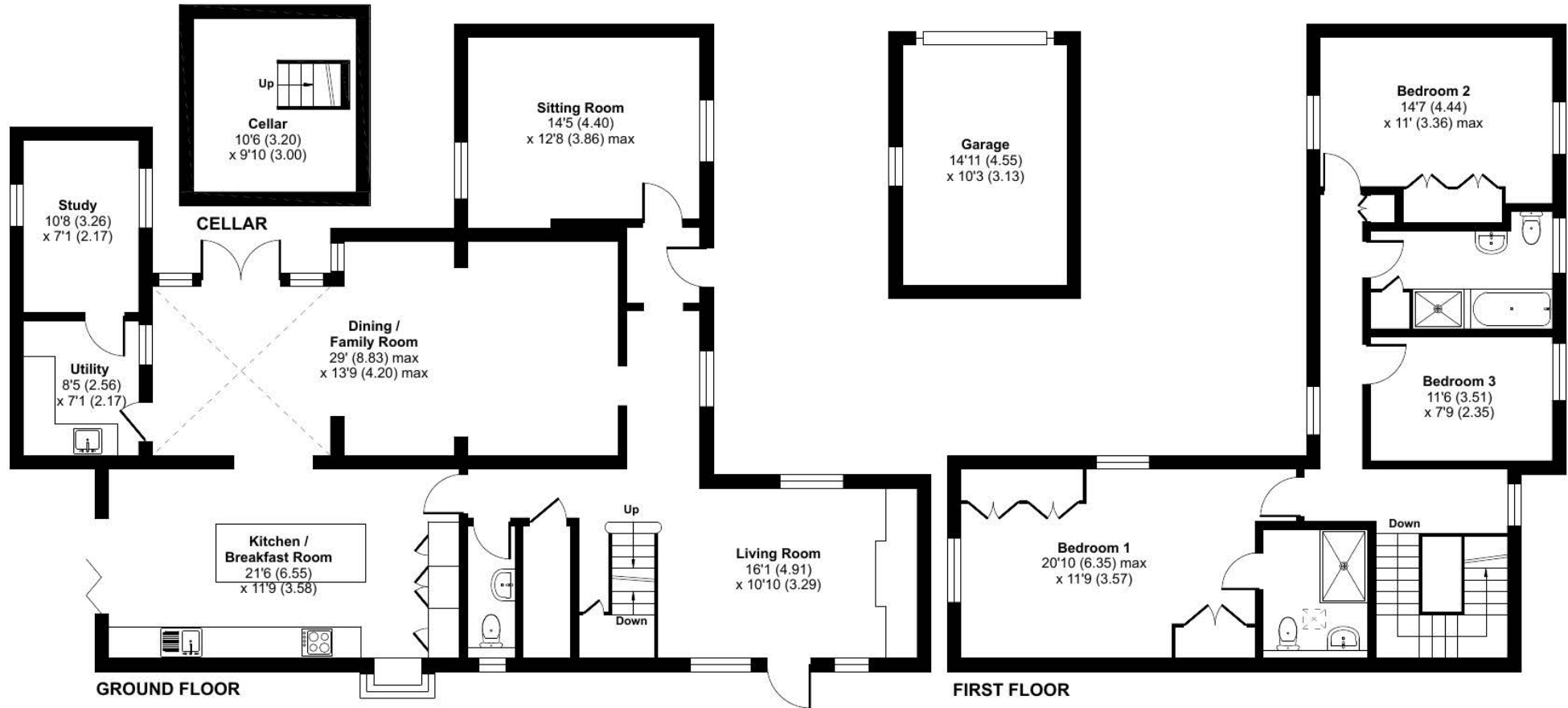
Alton Road, Odiham, Hook, RG29

Approximate Area = 2247 sq ft / 208.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 2400 sq ft / 222.9 sq m

For identification only - Not to scale

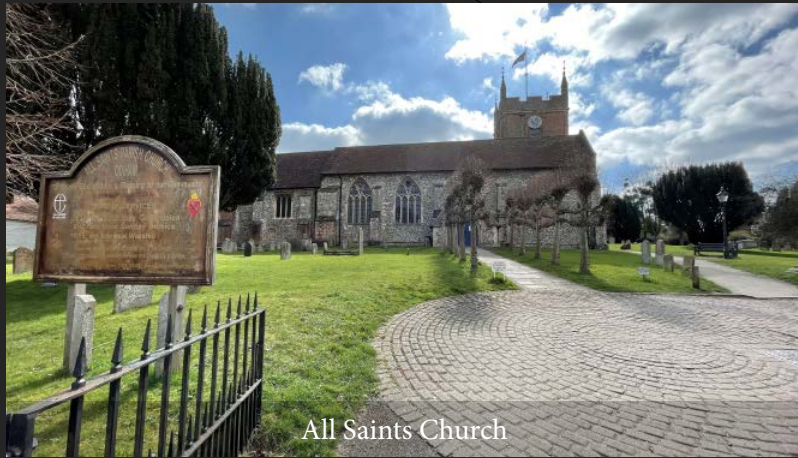


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1243783

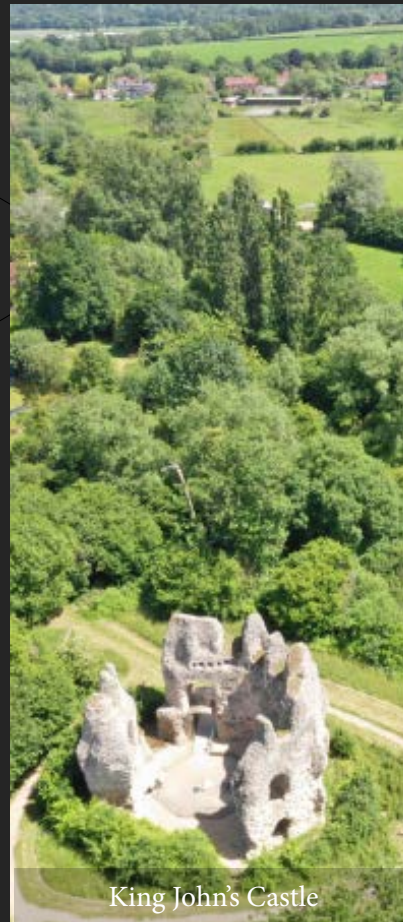
Places of interest

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

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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
Sewage – Mains
Heating – Gas

Materials used in construction - Brick & Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
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/>
Accessibility Accommodations - None
Leasehold Garage - Lease in excess of 80 years - No Service Charge

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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority
Tax band is E
Haart (01256) 844844

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