

Odiham, Hampshire  
One/Two Bedroom Cottage



# Sixpenny Cottage, 3 West Street, Odiham, Hook, Hampshire, RG29 1NR

## The Property

This charming, beautifully presented one/two bedroom character cottage, is tucked away on a no-through road within close proximity of the desirable village centre of Odiham. The property has been updated and sympathetically modernised by the current owner whilst retaining many of the original features. Sixpenny Cottage is offered to the market with no onward chain.

Accommodation includes: Living Room, Dining Room, Kitchen, One/Two Bedrooms, Bathroom and outside: Courtyard Garden.

## Ground Floor

The inviting living room with feature exposed brick fire place, benefits from built in storage and shelving to one side of the fire place.

The well-appointed fitted kitchen with integrated appliances, is at the rear of the cottage looking out onto the pretty courtyard garden. There is a door out to the rear of the property.

There is a further reception room which is currently being used as a dining room with built in storage and feature exposed brick fire place. The modern fitted bathroom suite comprises a W.C., wash hand basin with vanity unit underneath and bath with shower over.

## First Floor

On the first floor is the elegant main bedroom with built-in wardrobes, vaulted ceiling and beams. There is a further area which would make an ideal occasional or second bedroom. The current owner previously looked into creating a defined second bedroom by erecting a stud wall partition and had planning permission to install a heritage sky light.

## Outside

To the rear of the cottage is a private, enclosed sunny courtyard garden. An ideal entertaining space or a place to relax in the sunshine. There is a gate giving access to the side and front of the property.

Whilst there is no allocated parking there is parking directly outside on the street.

## 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.

Tax band is D and local council is Hart District Council.

















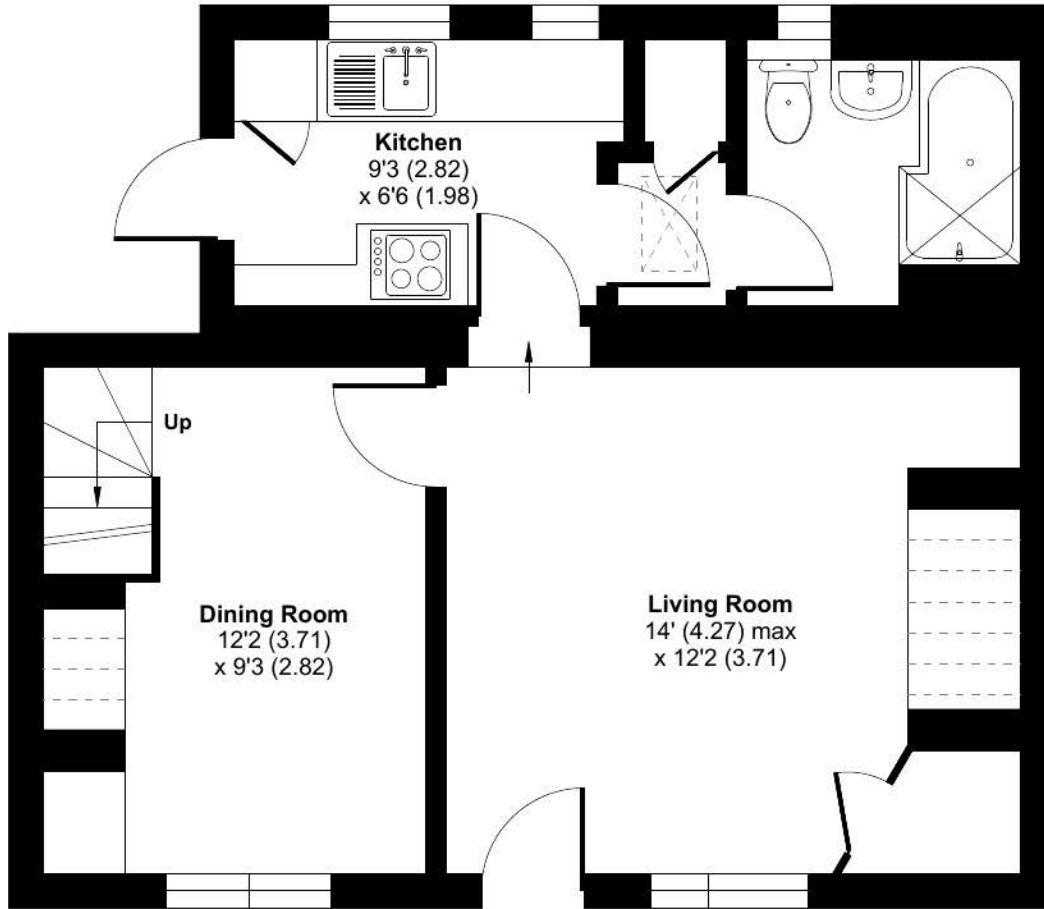
# West Street, Odiham, Hook, RG29

Approximate Area = 702 sq ft / 65.2 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 742 sq ft / 68.9 sq m

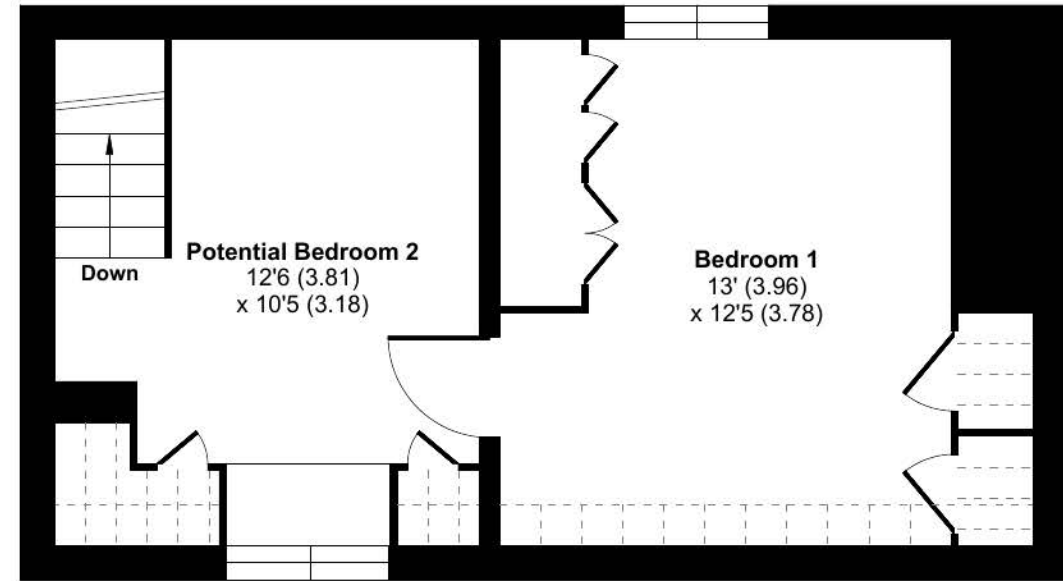
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GROUND FLOOR



Denotes restricted  
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1125337

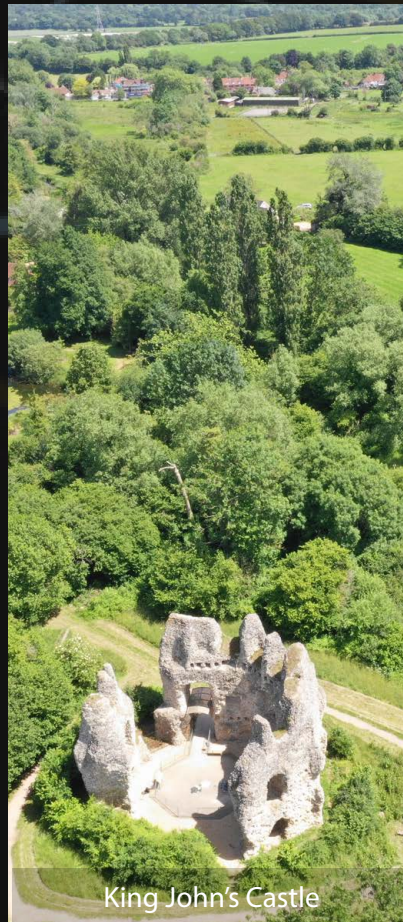
# Places of interest

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 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.

Directions - Postcode RG29 1NR. 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 D

McCarthy  
Holden 

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