

Odiham, Hampshire  
Three Bedroom Home



## 2 Farnham Road, Odiham, Hook, Hampshire, RG29 1AA

### The Property

Situated within the sought-after village of Odiham in a central location, this three-bedroom cottage requires full renovation throughout and is offered to the market for the first time in over 100 years with no onward chain.

The property includes; three bedrooms, two reception rooms, kitchen, bathroom, w.c.

### Ground Floor

The entrance hallway leads to one of two reception rooms. The second reception room is a generous living room with fireplace.

To the rear of the property is a kitchen with storage room and access to a courtyard area. There is also a downstairs w.c.

### First Floor

On the first floor there are three good sized bedrooms. The main bedroom has a recessed area ideal for an en-suite shower room or dressing room. There is also a family bathroom.

### Outside

There is shared access to the rear of the property.

### 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 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.

NB\* This property has a Possessory Title

Tax band is D and local council is Hart District











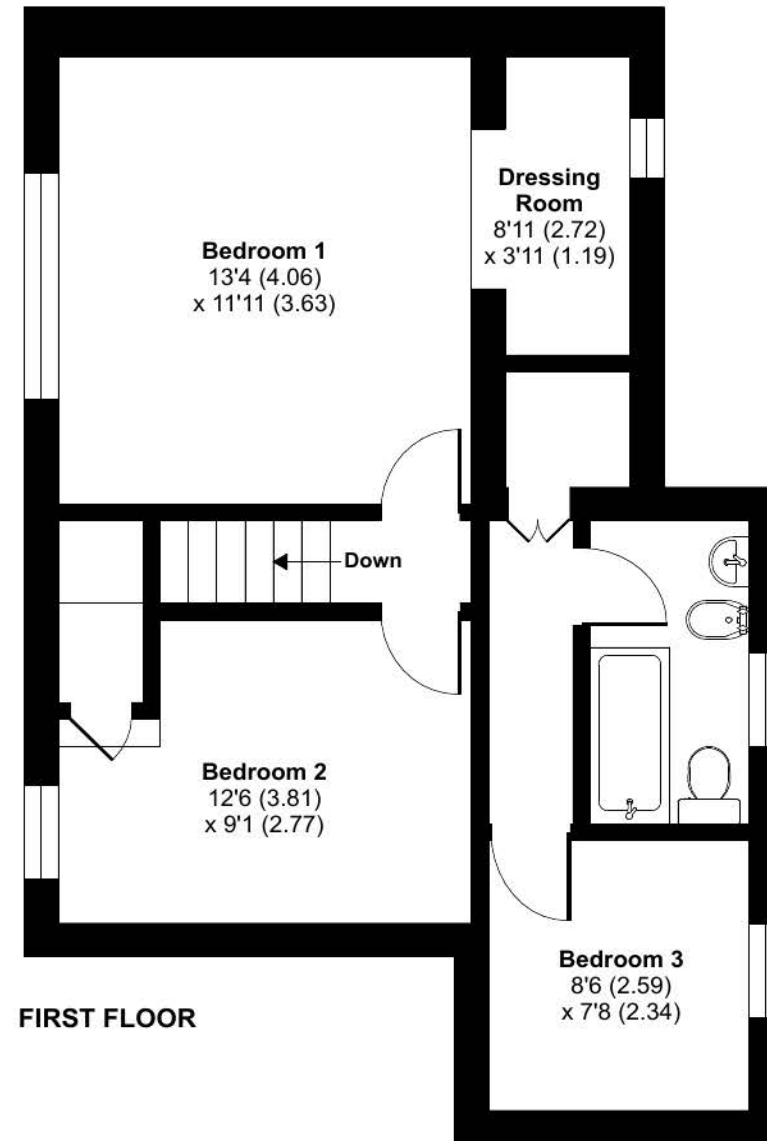
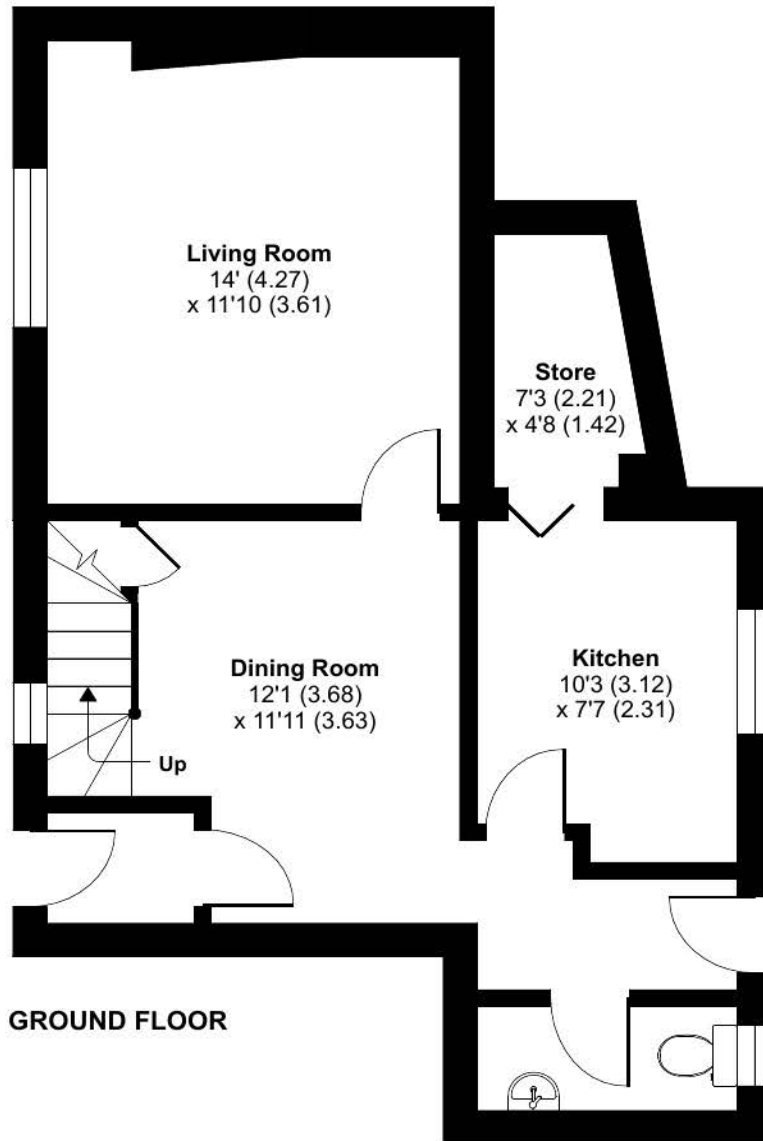












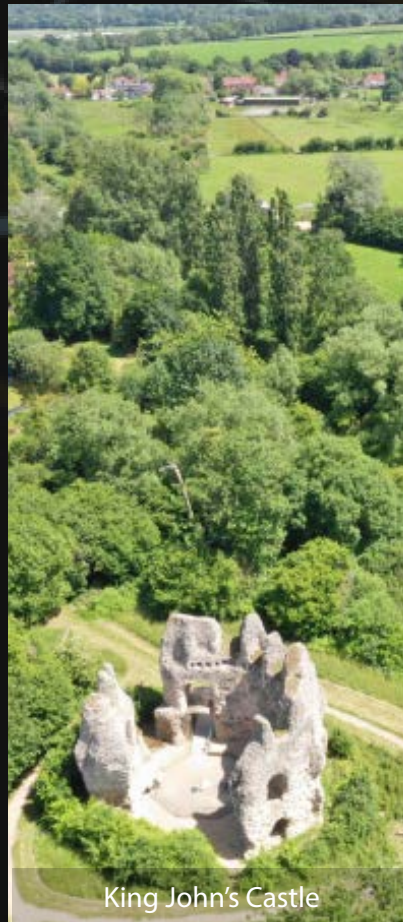
## Places of interest

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

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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 1AA. 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.

EPC - E (45)  
Local Authority

Hart District Council  
01252 622122  
Band D

McCarthy  
Holden 

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