

Odiham, Hampshire
Two Bedroom Home



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

The Property

Situated within the sought-after village of Odiham in a central location, this two-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; two bedrooms, one reception room, kitchen, bathroom and w.c.

Ground Floor

There is an entrance hallway leading to a spacious living room with beams and fireplace. To the rear of the property is a kitchen with storage area, downstairs bathroom and access out to the rear of the property.

First Floor

There are two generous bedrooms on the first floor.

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 as well as a vibrant and active village community.

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.







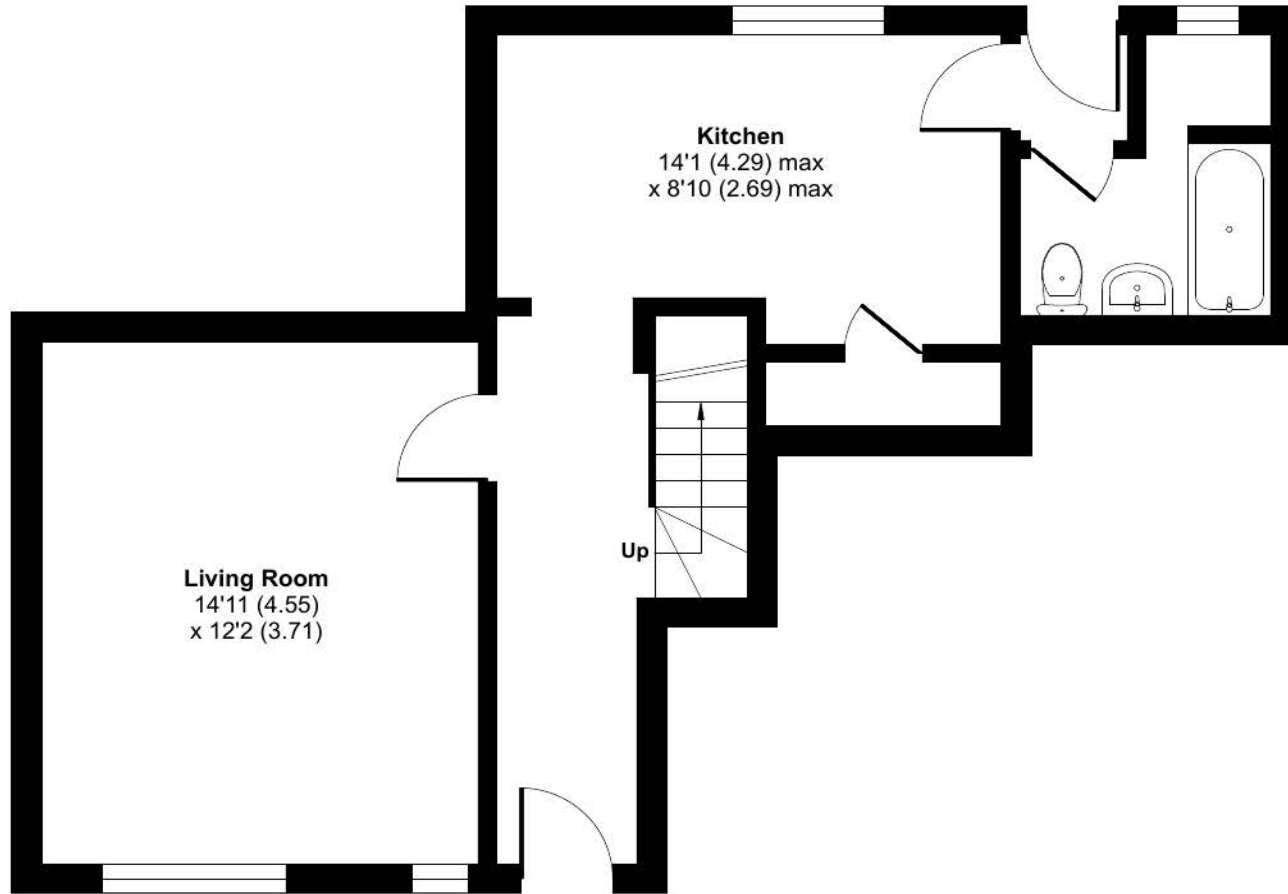




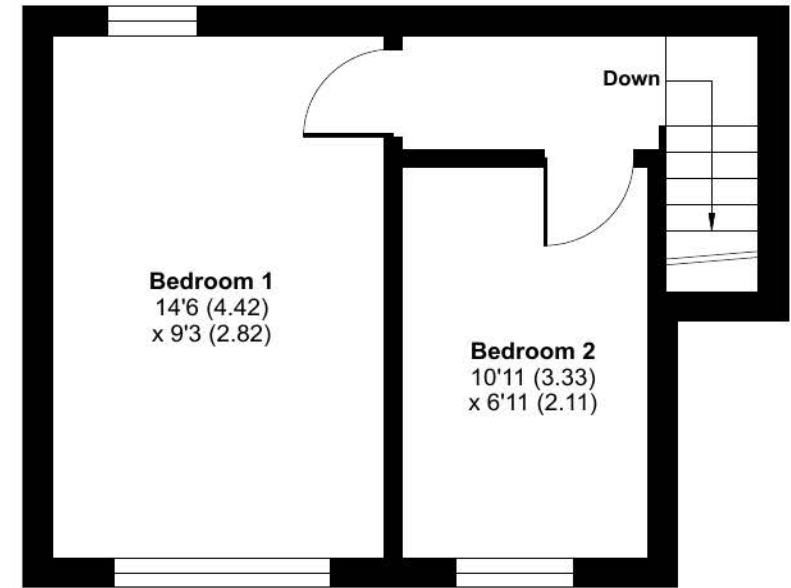








GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 938212

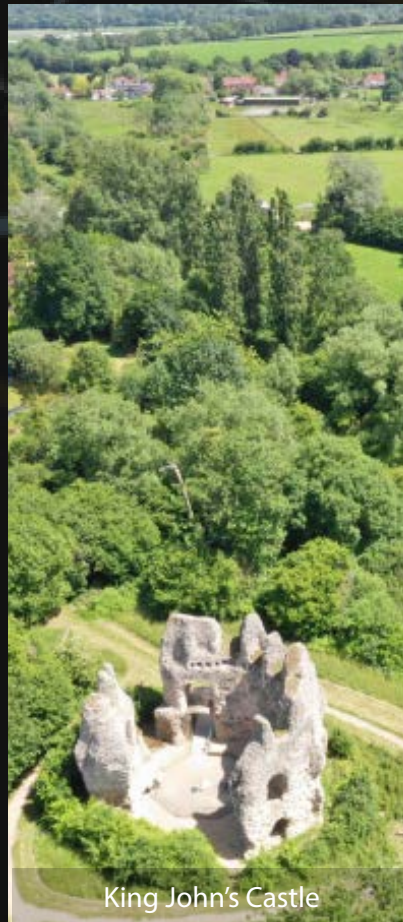
Places of interest

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

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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