

High Street, Odiham, Hampshire
Four Bedroom Town House.



Regent House, 123 High Street, Odiham, RG29 1LA

The Property

Situated within the sought after village of Odiham, Regent House is a beautifully finished Georgian Town House which offers four bedrooms and spacious accommodation throughout. Benefits include a private courtyard garden, three bathrooms, two reception rooms and allocated parking with an EV Charging point.

Ground Floor

Accommodation comprises of a light and airy entrance hall leading to the living room with a curved bay window. Beyond, the hallway the cloakroom is found and access into the inviting open-plan kitchen and dining area. Within the kitchen bespoke contemporary cabinetry by Blaeu, quartz countertops, a functional island, and built-in appliances, including induction hob, Siemens ovens, an induction hob, and laundry facilities. The dining area at the rear of the property opens into the private courtyard garden.

First Floor

On the first floor, the property offers two bedrooms with the main bedroom offering a spacious en suite shower room and the rear bedroom benefits overlooking the rear garden.

Second Floor

The second floor offers two additional double bedrooms with the front bedroom benefitting from an en-suite shower and a family bathroom finishes the second floor accommodation.

Outside

Outside, you will find a private courtyard garden and rear access to two allocation parking space with EV charger.

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 TBC and local council is Hart District.











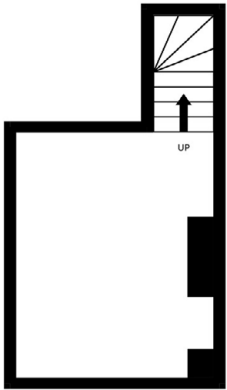




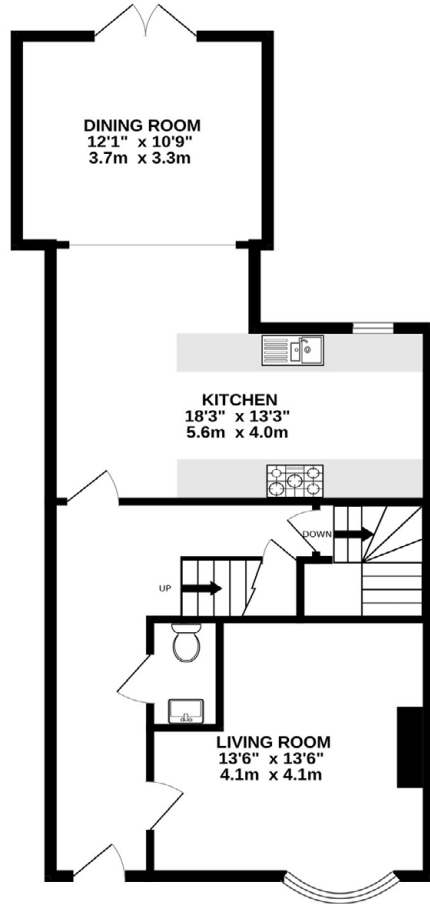




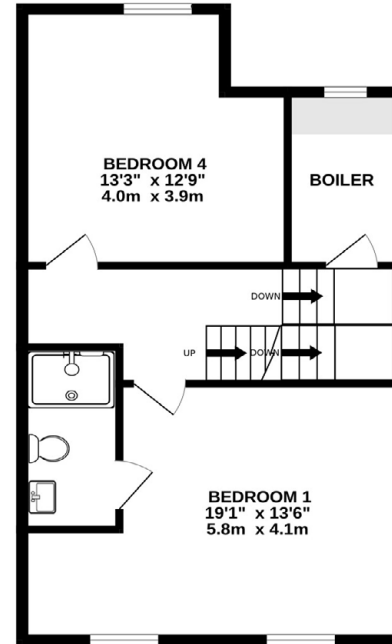
BASEMENT
148 sq.ft. (13.7 sq.m.) approx.



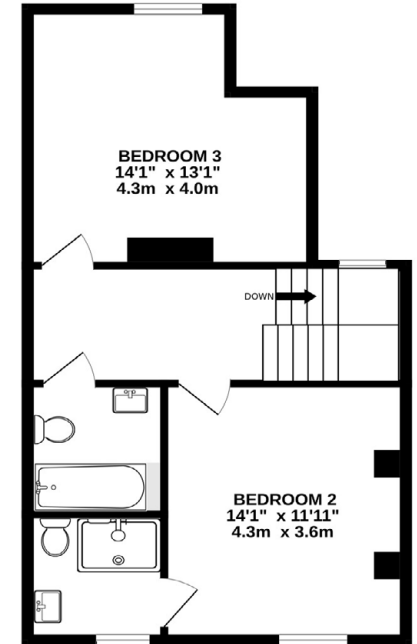
GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
508 sq.ft. (46.9 sq.m.) approx.



3RD FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1973sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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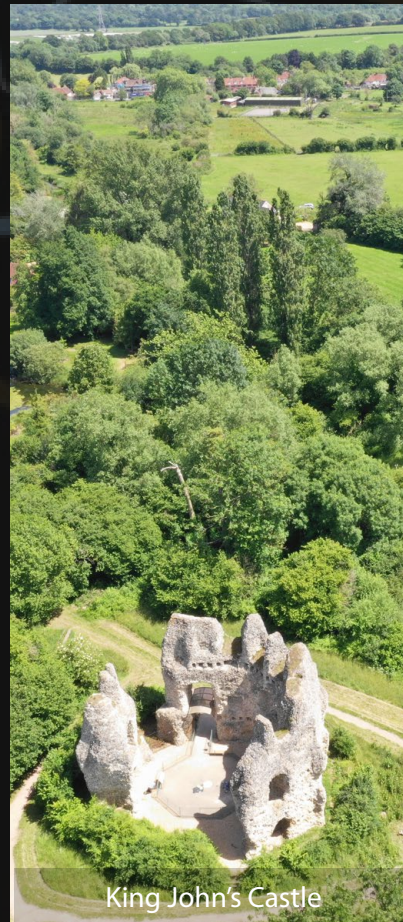
Places of interest

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 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 1LA. 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 - C 78

Local Authority

Hart District Council
01252 622122
TBC

**McCarthy
Holden** 

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