

The Bury, Odiham, Hampshire  
Three Bedroom Cottage.



# 1 Bury Villas, The Bury, Odiham, Hampshire, RG29 1LZ

## The Property

Situated within the historic Bury at the heart of the desirable Georgian village of Odiham, this Grade II Listed three bedroom cottage is offered to the market with a wealth of charm and character throughout. Benefits to this property include courtyard gardens front and rear, exposed beams, three reception rooms, feature fireplaces, within close proximity of Odiham High Street and no onward chain.

## Ground Floor

Accommodation comprises of a spacious entrance hall leading to the living room with a beautiful feature fireplace and bay window overlooking All Saints Church. The living room opens into the study, which has the benefit of access into the front courtyard garden. The dining room is found opposite the living room with access into the kitchen. The kitchen offers a range of fully fitted integrated appliances and plenty of storage. The accommodation on the ground floor is finished with the downstairs WC/cloakroom.

## First Floor

Upstairs the property offers three good-sized bedrooms with built in wardrobe space and exposed beams. The front two bedrooms have bay windows providing ample light and beautiful views over The Bury and the Church. The bedrooms are served by the refitted bathroom with sink, toilet, large walk in shower and underfloor heating.

## Outside

At the rear of the property, from the kitchen, is a charming and private courtyard which is perfect for morning coffee and access to Terrys Alley. At the front a small courtyard garden, enclosed by hedging with a patio, flower beds and wonderful views of the Church.

## 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.

Council is Hart and band is E.



















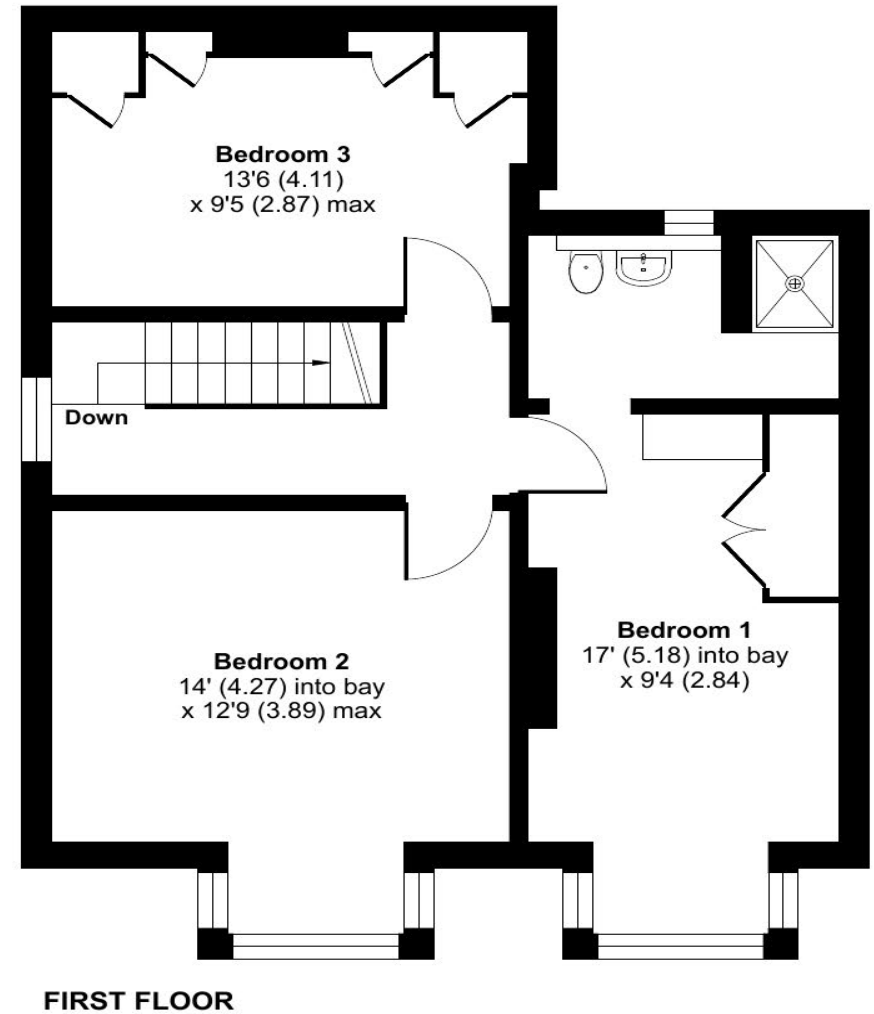
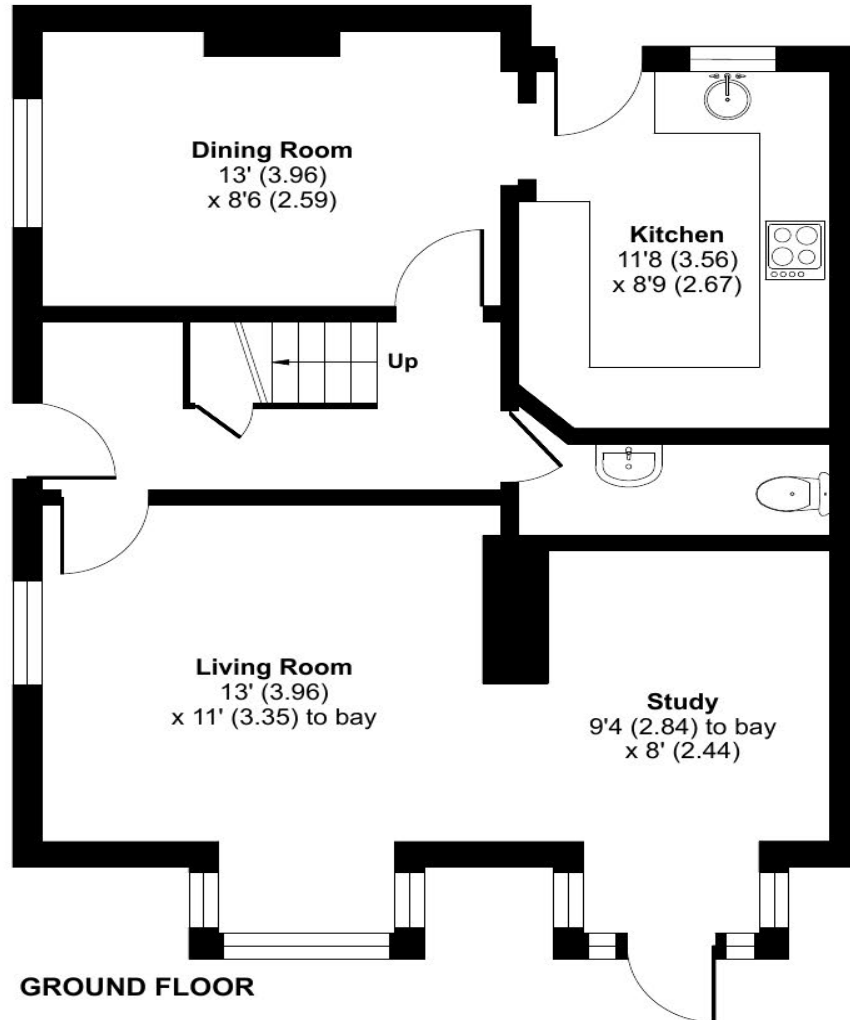




# Bury Villas, The Bury, Odiham, Hook, RG29

Approximate Area = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1074987

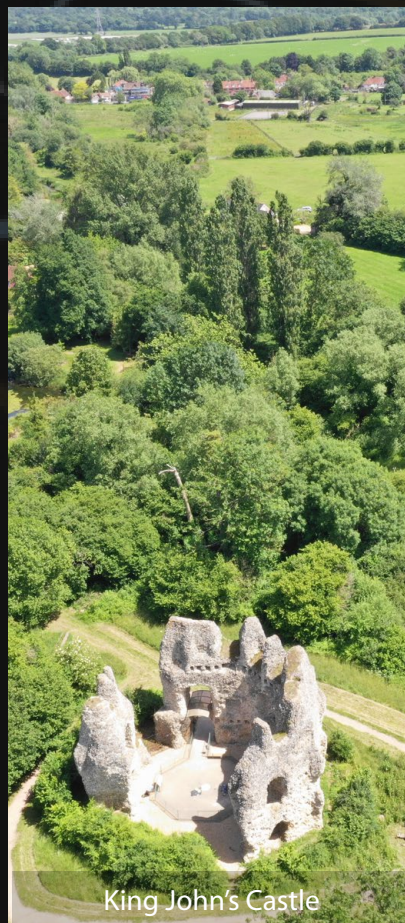
# Places of interest

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 1LZ. 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 - D 56

### Local Authority

Hart District Council  
01252 622122  
E

McCarthy  
Holden 

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