

The Bury, Odiham, Hampshire
Former public house with a four-bedroom apartment above.



The Bell, The Bury, Odiham, Hampshire, RG29 1LY.

The Property

Situated within the sought after village of Odiham this rare opportunity to purchase this Grade II listed former public house, The property requires modernisation but benefits from spacious living accommodation, exposed beams, a wonderful location, and a fantastic opportunity.

Planning application 24/00663/LBC has been submitted to Hart District Council to convert the existing public house and first floor apartment into two one bedroomed apartments and a remodelled public house. Both apartments will benefit from private outside space and are approximately 605 sqft in size. The remodelled public house of 717 sqft remains at the front of the building overlooking All Saints Church and retains all of the existing features.

The freehold property can be purchased without the benefit of planning or subject to successful planning, as follows:

- £430,000 to buy the property as is but this will be subject to paying an additional planning overage of £40,000 if the current application is successful.
- Or, £500,000 to buy the property on a subject to planning basis.

Ground Floor

Accommodation comprises of a wonderful entrance lobby giving access to the rear of the property and main building. Upon entering the main building, you are greeted by the formal bar area with a beautiful brick fireplace and exposed beams. From the first reception room you gain access into the second half of the former bar which again has a wonderful brick fireplace and access to the first floor and garden. At the rear of the property, you will find the dining room with a second set of stairs to the first floor and access down into the cellar which offers two rooms and access to the garden. The last room you will find is the kitchen/breakfast room which also offers access to the rear garden.

First Floor

On the first floor you will find four good sized bedrooms with space for two bathrooms. Bedroom one and four offer built in wardrobe space and the accommodation is finished with the living room at the front with wonderful views of All Saints Church.

Outside

To the front you have a set of French doors from The Bury opening into a small courtyard setting with access to the former toilet facilities for the pub.

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.













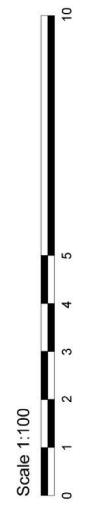




Subject to Planning Layout Plan



NOTES
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FOR PLANNING

D	Issued for review	BC	RH	20/02/24
C	Issued for review	BC	RH	28/01/24
B	Issued for review	BC	RH	17/01/24
A	Issued for review	BC	RH	08/01/24
REV	DESCRIPTION	BY	CHK	DATE

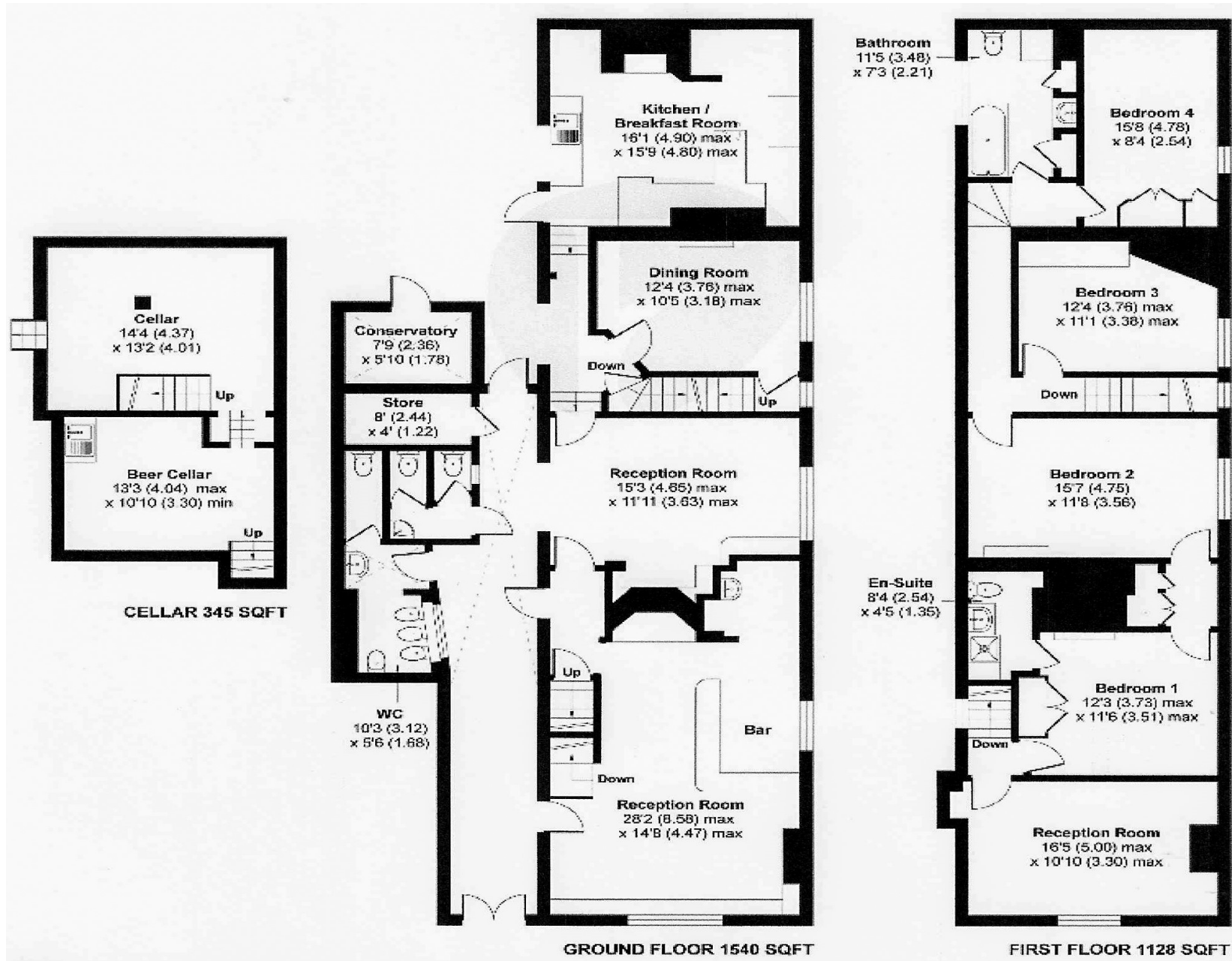
The Bell PH, The Bury, Odiham, Hook, RG29 1LY
 Odiham Bell Ltd

PROPOSED FLOOR PLANS (THE BELL)
 1:100 @A3

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Current Layout Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Fleurets Limited. REF: 665743

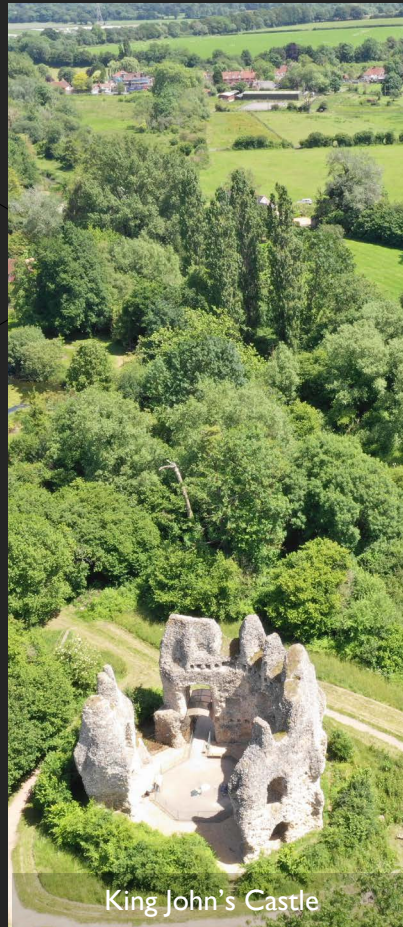
Places of interest

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



Odiham High Street



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 1LY. 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



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