

King Street, Odiham, Hampshire
Two bedroom ground floor maisonette.



1 Butts Cottage, King Street, Odiham, Hampshire, RG29 1NF

The Property

Situated within close proximity of Odiham High Street, this Grade II listed two-bedroom ground floor maisonette is offered to the market as an ideal investment opportunity or a perfect property for a first-time buyer. Benefits to this property include a carport with driveway parking, enclosed garden, long lease and no onward chain.

Accommodation

From the front door you enter the spacious entrance hall leading to bedroom one, which offers built in wardrobe space and views over the garden. The living/dining room offers spacious accommodation and access through to bedroom two and the bathroom. The bathroom offers toilet, sink and bath with shower overhead. At the rear of the property the kitchen can be found which offers a range of fully fitted integrated appliances, additional appliance space and plenty of storage. From the

kitchen you have access into a small courtyard.

Outside

Outside to the front of the property you have a carport with driveway parking. The garden can be found at the front of the property, and it is enclosed by brick walls with a gravelled courtyard and small seating area.

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.

Council tax band is C and local council is Hart.

Leasehold property with 990 years left on Lease.

£100 P/A paid for shared septic tank.

Cost of buildings insurance is shared with the neighbouring property via NFU - £350 P/A.















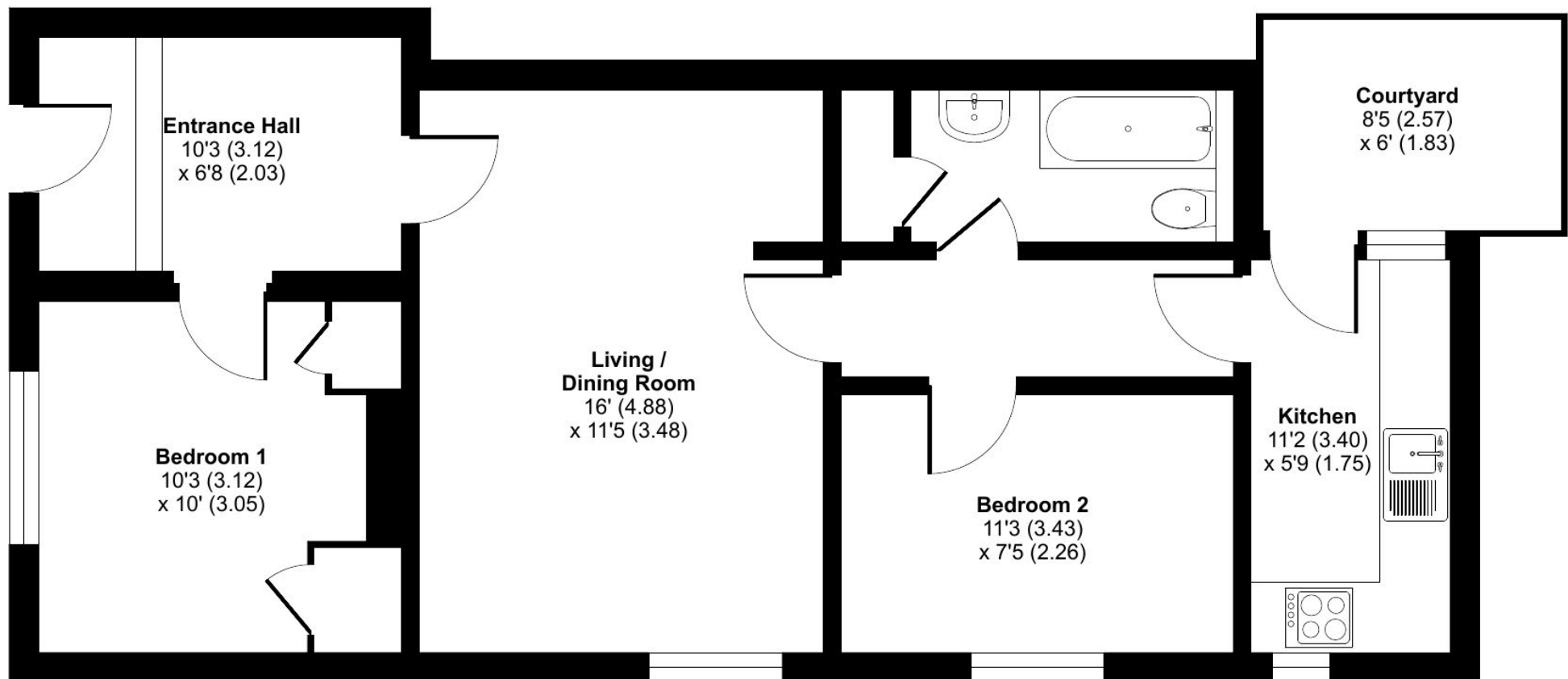




King Street, Hook, RG29

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



GROUND 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: 1059990

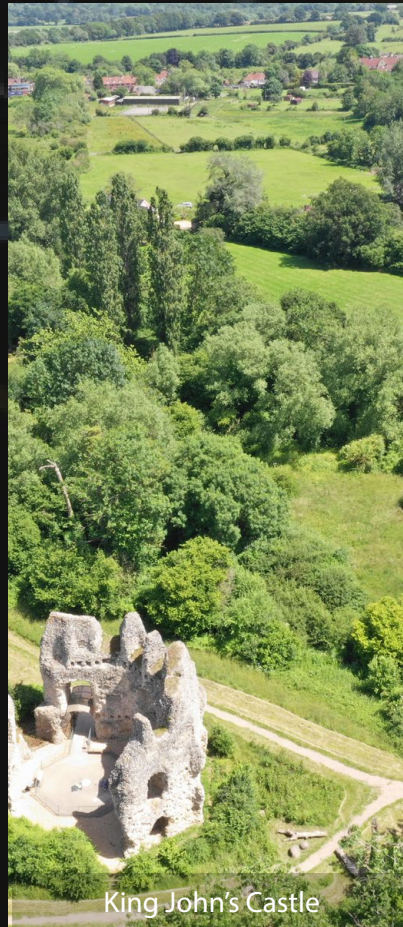
Places of interest

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 1NF. 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 septic tank

EPC - D 68

Local Authority

Hart District Council
01252 622122
Band C



www.mccarthyholden.co.uk