

Church Street, Odiham, Hampshire  
Two Bedroom Cottage.





# Old Church House, Church Street, Odiham, Hampshire, RG29 1LU

## The Property

Situated within the sought after village of Odiham, Old Church House is an attractive Grade II Listed cottage with an abundance of charm and character throughout. The cottage is a timber framed medieval hall with an eighteenth century front and a later single storey extension to the rear. Benefits to this property include a refitted kitchen, exposed brick fireplace, courtyard garden and the property is located within close proximity of Odiham High Street.

## Ground Floor

Accommodation comprises of an entrance hall leading to the kitchen which has been finished to a high standard. Within the kitchen you have a beautiful bay window overlooking the courtyard garden and a range of fully fitted integrated appliances including oven, gas hob, oak worktops, dishwasher, and additional appliance space. From the kitchen you have access through a set of French doors into the garden. The living room offers a wealth of charm and character with exposed beams, timbers, and a beautiful open brick

fireplace. The ground floor accommodation is finished with a spacious dining room and downstairs cloakroom.

## First Floor

On the first floor there are two double bedrooms, with vaulted ceilings and lovely wood period windows. The main bedroom offers built in storage and the accommodation is finished with a refitted bathroom with sink, toilet, and bath with shower over the top.

## Outside

At the rear of the cottage there is private walled courtyard garden with raised flower beds and outside storage by the kitchen. There is access out onto Church Street via a side gate.

More historical information about Old Church House can be found in the book 'Hampshire Houses 1250-1700, Their Dating and Development' by Edward Thomas.

## 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 is D and local council is Hart District.

































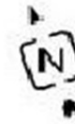






# Church Street, Odiham, Hook

Approximate Gross Internal Area  
79.1 sq m / 851 sq ft



Ground Floor

First Floor

FLOORPLANS © 2018 0203 9056099 Ref: 204401

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



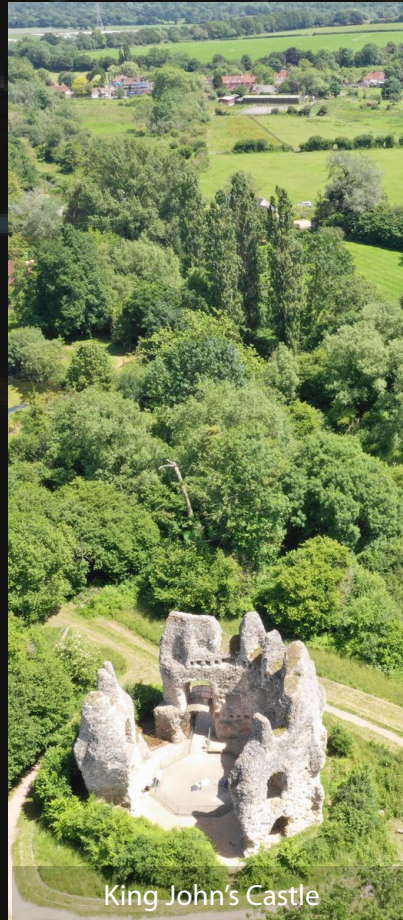
# Places of interest

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 1LU. 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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[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)