



Situated within the heart of Odiham High Street, this two-bedroom first floor apartment is offered to the market with spacious accommodation throughout and a wealth of character and charm with exposed timbers and beams. Benefits to this property include a balcony with steps to a landscaped terrace patio area, 16ft kitchen/dining room, sitting room with feature fireplace and no onward chain.

Accommodation comprises of front door from the High Street opening into a Georgian style entrance hall with ceramic panel tiled flooring, storage and stairs leading to the first floor. On the landing the property offers a Georgian Cupola roof light which brings natural light into the property. From the landing you have access up two steps to bedroom two, which has built in wardrobes. The sitting room can be access through an inter-communicating door with bedroom two or from the landing. The light and airy sitting room has a feature marble and wooden Georgian fireplace with gas coal

effect fire and beautiful sash windows overlooking Odiham High Street. The family bathroom has an over bath shower, basin, w.c and storage cupboard. Bedroom one is found at the rear of the property with feature beams and vaulted ceiling. Access to the balcony and garden can be found through a set of French doors in the kitchen/dining room. The kitchen offers wooden units, black polished granite worksurfaces, inset gas hob, top oven and grill and electric main oven.

The balcony has new wood decking and has views over the Odiham roofscape, Church and Conservation Area beyond. Stairs from the balcony lead down to a split-level garden with the property below. The garden has a mixture of small trees and flowers with a large patio area which is ideal for alfresco dining.

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-

day facilities including a health centre, several dentists and a 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 several supermarkets together with further restaurants and wine bars. There are good transport links including the M3 jct5 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.

The property has 125 years remaining on the lease.













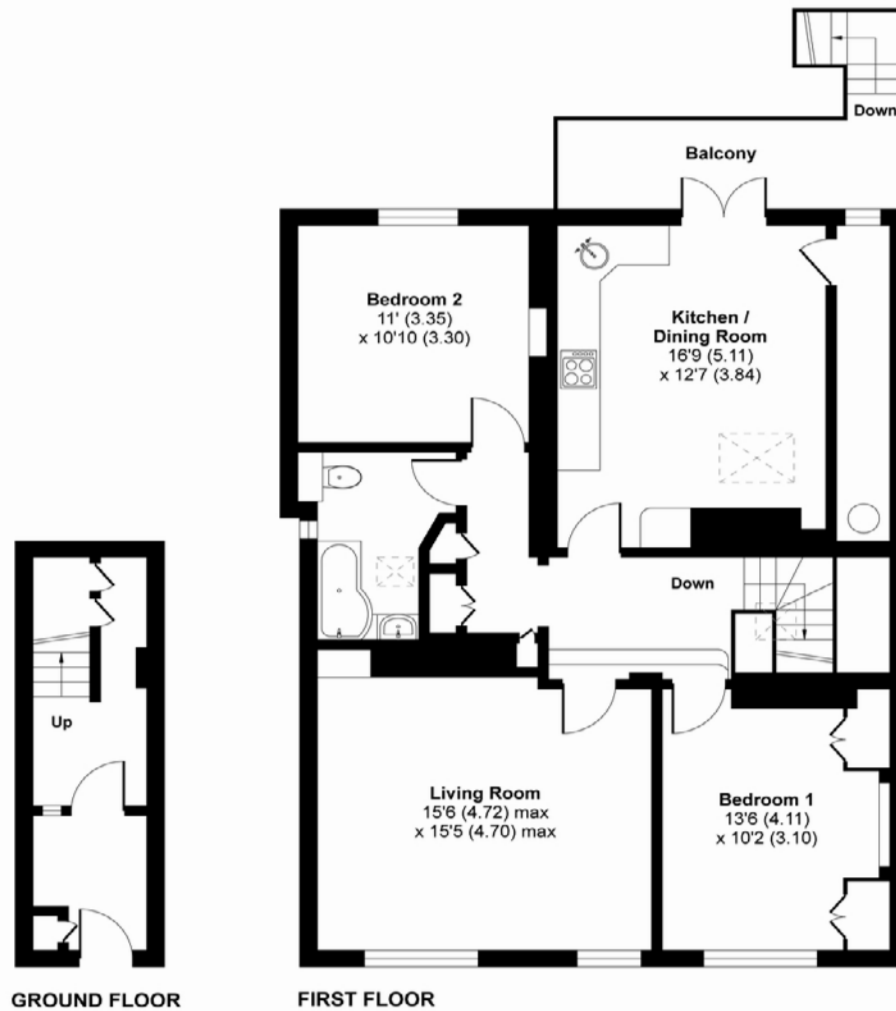




High Street, Odiham, Hook, RG29

Approximate Area = 1085 sq ft / 101 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). © nichecom 2021. Produced for McCarthy Holden. REF: 709878

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: RG29 1LA

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01256 704851
Email: odiham@mccarthyholden.co.uk

Services:

Mains electricity, water, drainage and gas heating

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - C

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