

Odiham, Hampshire  
Two Bedroom Home



## 8 The Barn, Palace Gate Farm, Odiham, Hook, Hampshire, RG29 1FU

### The Property

Situated within close proximity of the desirable Odiham village centre, this immaculately presented, two-bedroom, former 19th century malthouse barn conversion, has been finished to a high standard creating spacious and flexible accommodation.

Benefits to this property include: open plan kitchen/living/dining room, two bedrooms, two bathrooms and externally: allocated parking and visitor parking.

### Ground Floor

You are welcomed into a generous hallway with downstairs cloakroom and storage. The hallway leads through to the impressive, light and airy open plan kitchen/living/dining room. The well appointed, fitted kitchen with integrated appliances also benefits from a breakfast bar.

### First Floor

On the first floor a spacious landing with a cupboard housing a washer/dryer, leads to two generous bedrooms with vaulted ceilings and skylights with electric blinds, allowing plenty of

natural light into the rooms. The main bedroom has built-in wardrobes and a fitted ensuite bathroom with separate shower.

There is a separate fitted shower room.

### Outside

The property is located within a small private development with two allocated parking spaces and guest parking.

### 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.

Annual Service Charge - £200



















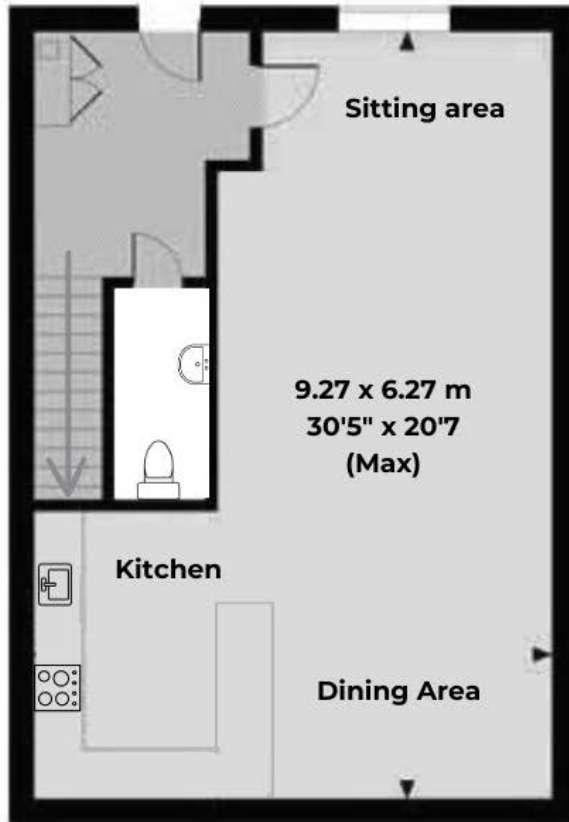




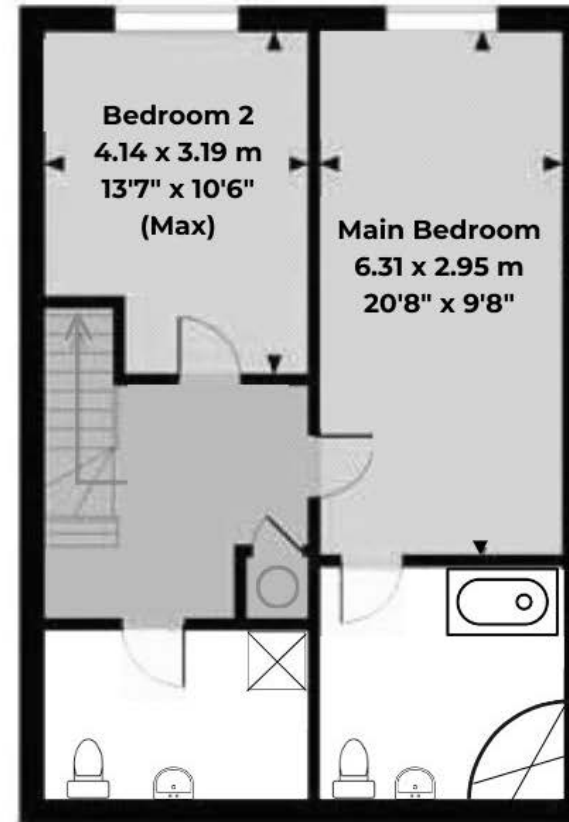




Palace Gate Barn, High Street, Odiham, Hampshire  
Internal area: 1,252 sq ft (116 sq m) approx.



Ground Floor



First Floor

For illustrative purposes only  
Drawings NOT to scale



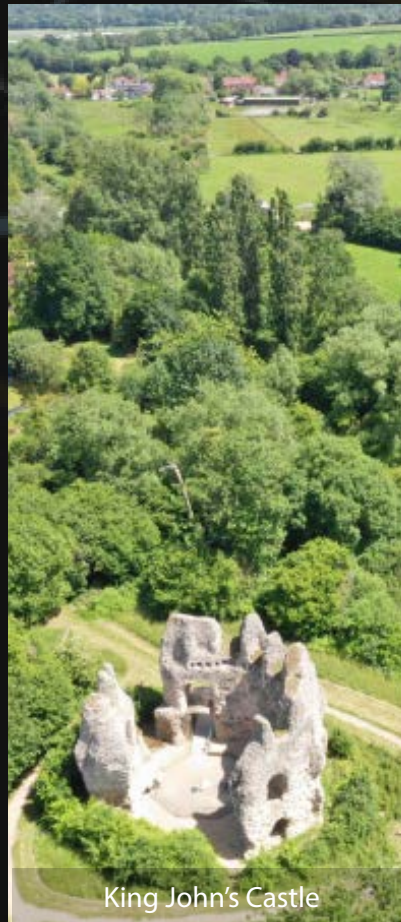
# Places of interest

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 1 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 1FU. 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, and mains drainage.  
Electric heating.

EPC - C (78)

### Local Authority

Hart District Council  
01252 622122  
Band D

McCarthy  
Holden 

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