



Church Street, Odiham

Hook

McCarthy
Holden



Church Street

Odiham, Hook

Old Church House is an attractive Grade II Listed cottage with an abundance of charm and character throughout, situated in the sought after village of Odiham. .

Council Tax band: D

Tenure: Freehold

- Two Bedrooms
- Grade II listed
- Kitchen
- Dining room
- Living room
- Downstairs cloakroom
- Bathroom
- Private walled courtyard garden
- Outbuilding



McCarthy
Holden



Old Church House is an attractive Grade II listed cottage situated within the sought after village of Odiham, and has 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 with a log burner and a courtyard garden. The property is located within close proximity of Odiham High Street.

The 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, dishwasher, additional appliance space and oak worktops. 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 with log burner. The ground floor accommodation is finished with a spacious dining room and downstairs cloakroom.

On the first floor there are two double bedrooms, with vaulted ceilings and lovely wood period windows. The main bedroom offers a built in storage cupboard and the second bedroom has built in wardrobes. The accommodation is finished with a recently renovated bathroom with generously sized sit-in shower, sink and toilet.

Outside at the rear of the cottage is a beautiful private walled courtyard garden with raised well-stocked flower beds and an outbuilding by the kitchen that houses the washing machine and there is also room for storage. 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. It is the second oldest property in Odiham with part of the cottage dating back to 1366.

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.

- Two Bedrooms



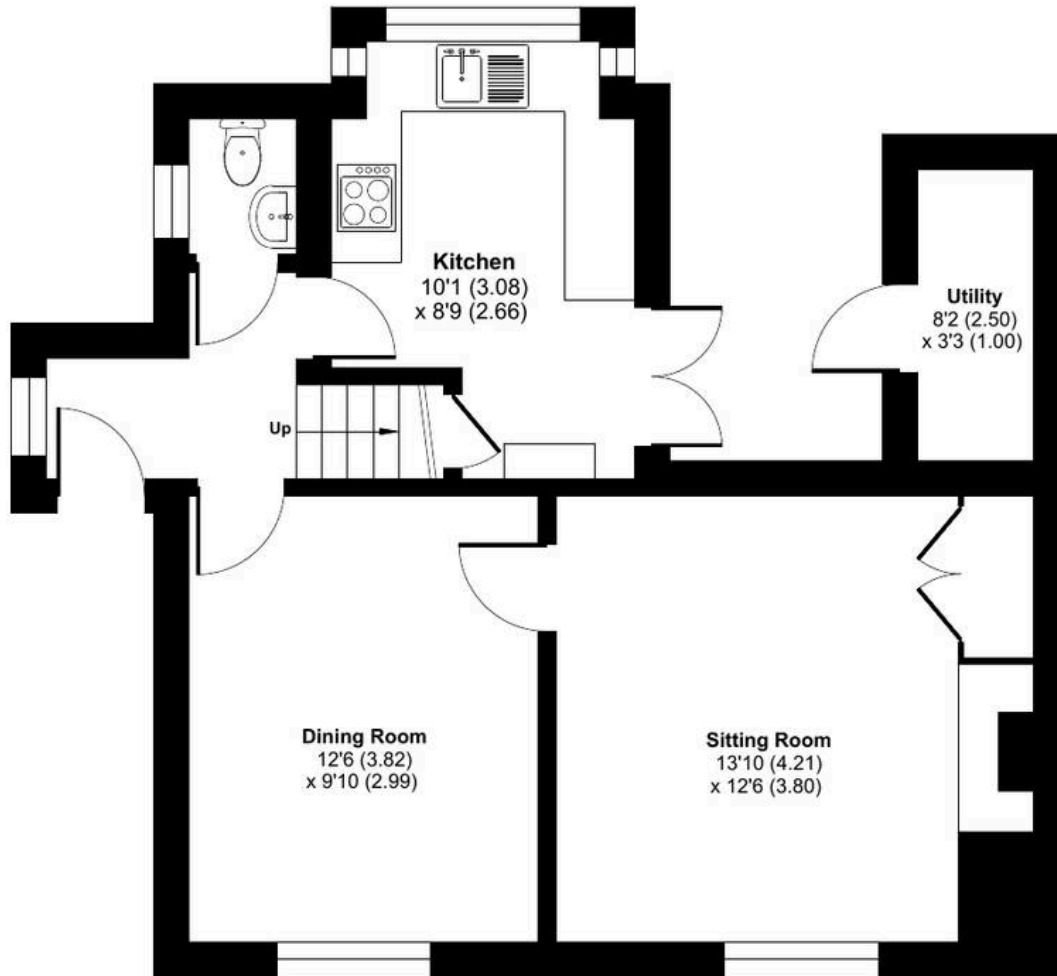
Church Street, Odiham, Hook, RG29

Approximate Area = 831 sq ft / 77.2 sq m

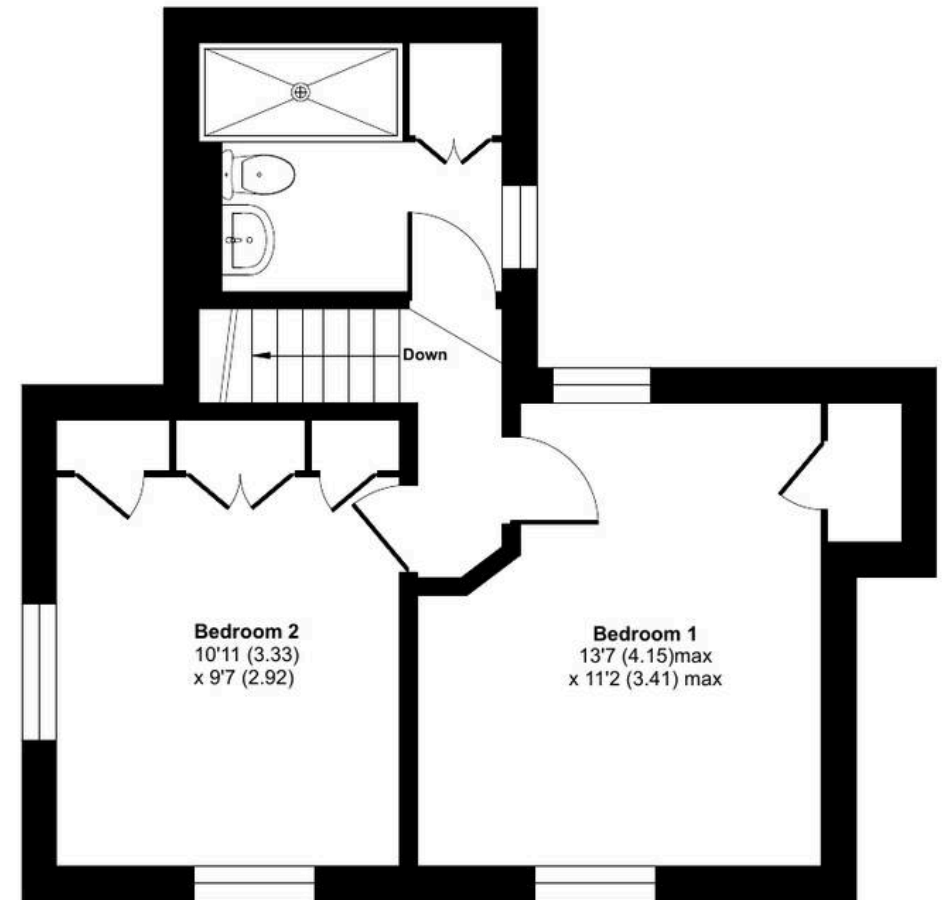
Outbuilding = 27 sq ft / 2.5 sq m

Total = 858 sq ft / 79.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • odiham@mccarthyholden.co.uk • www.mccarthyholden.co.uk

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