King Street, Odiham

Hook, Hampshire, RG29

HAMPTONS INTERNATIONAL

Beyond your expectations

A charming 4 bedroom period family home in grounds of 1.2 acres

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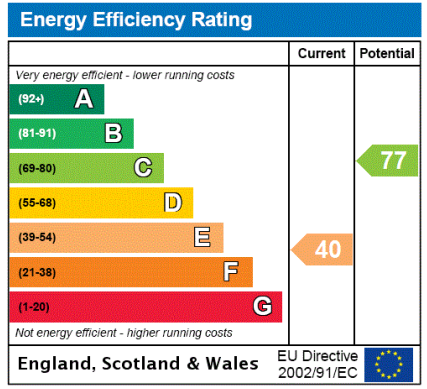
sitting room | dining room | study | kitchen | breakfast room | bathroom | utility room | 4 bedrooms | en-suite to master | detached barn and stables | ample parking | mature pretty gardens of 1.26 acres | scope for enlargement subject to planning | NO ONWARD CHAIN

Guide Price £1,000,000 Freehold

Description
A delightful 4 bedroom period village house offering comfortable and easy accommodation across two floors ideal for a growing family in this wonderful location. There is scope for enlargement to the main house if required and also you could utilise the substantial detached barn/stables for further accommodation subject to planning permission. The house itself has a bright and airy aspect with some rooms that have very attractive views overlooking the gardens, grounds and beyond into the adjoining fields. In all a pretty character home not far from the High Street rarely available with grounds and outbuildings in this idyllic semi rural spot.

Outside
Butts End has a mixture of mature and charming grounds of just over 1.2 acres with a most attractive east/west aspects. There are some very pretty areas to enjoy with this garden with pleasant seating areas, summer house and further room for entertaining and relaxing. There is a good expanse of well kept lawns ideal for a growing family to enjoy in a safe and semi rural environment but only a moments drive from the town centre. There is a five bar gate that gives you access to a good sized driveway with parking and turnaround for numerous cars. The detached barn is of a generous size offering a double open bay garage with a room above and two stables and workshop/tack room to the rear aspect. This could be developed into secondary accommodation if required for a dependent relative or additional family members subject to planning permission which could be very beneficial being situated near the house. An opportunity not to be missed. In all a lovely period home with the most wonderful gardens and grounds.

Location
King Street is a peaceful lane just off the High Street which has a collection of interesting period and recent properties along its stretch. The house is situated away from the bustle of the busy High Street about a 1/4 of a mile up a gentle hill adjacent to the Odiham Cricket ground. Odiham centre boasts attractive Georgian fronted buildings and shops which caters for all day to day needs with pubs, coffee shops, amenity stores and good restaurants. Odiham's vibrant community also has primary, junior and secondary schools all noted for their high standards. Farnham is a short distance away offering further main stream facilities with Guildford accessible along the A31 and A3. There are excellent communications from Odiham itself via the M3 giving access to the national motorway network and there is a commuting train service under an hour to London Waterloo from nearby Hook and Winchfield railway stations. Odiham is surrounded by many miles of open countryside offering excellent riding, walking and country pursuits. Heathrow and Gatwick are easily accessible from this location.



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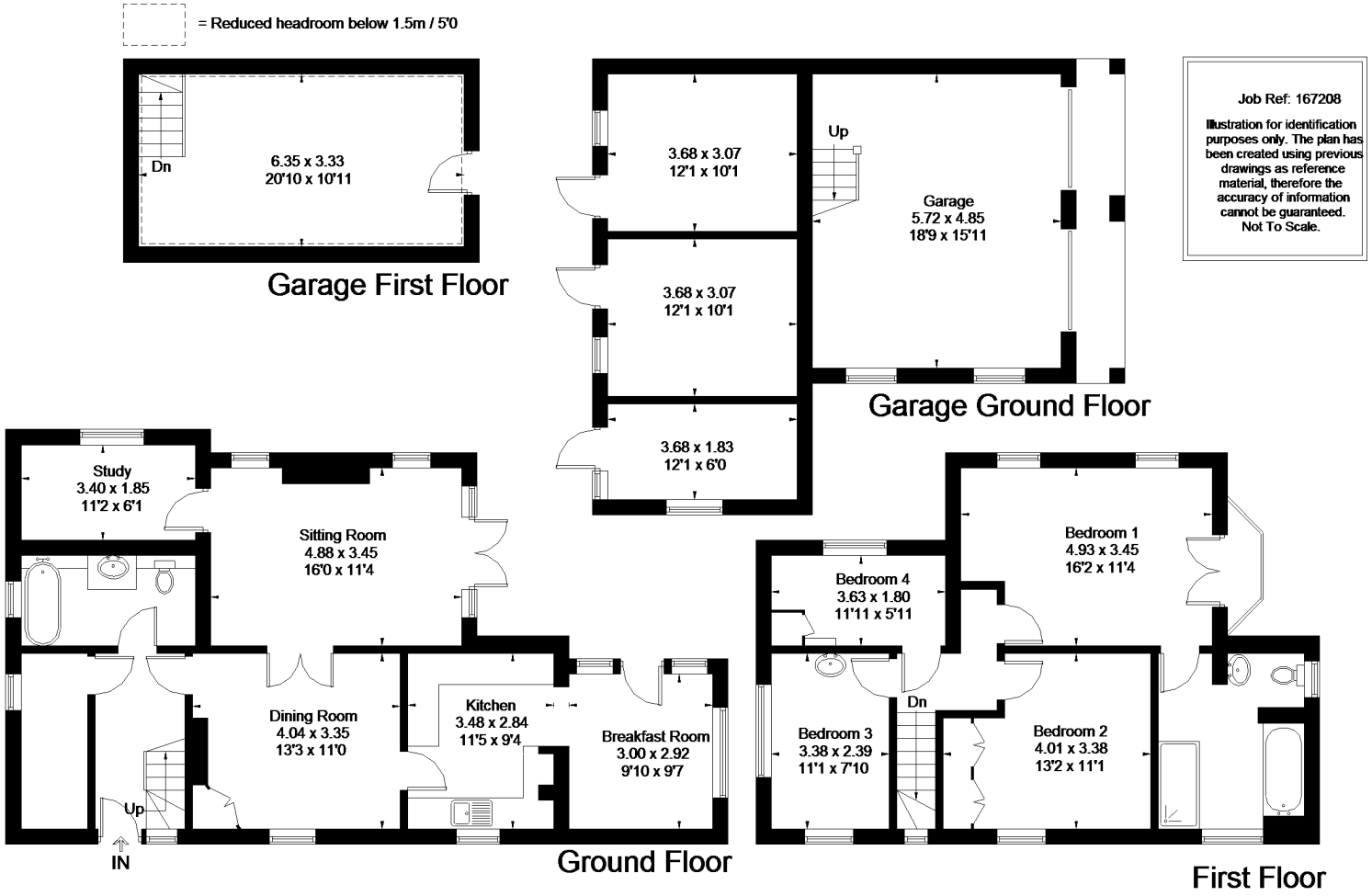
Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
Garage Floor = 81.0 sq m / 872 sq ft
Total = 218.1 sq m / 2348 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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