



Regent House, 123 High Street, Odiham, Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Regent House, 123 High Street Odiham Hook Hampshire RG29 1LA

A handsome Georgian townhouse which has been refurbished and renovated to retain many character features, located in the sought-after village of Odiham

M3 (Junction 5) 1.9 miles, Hook train station 3.3 miles (London Waterloo from 55 minutes), Winchfield station 3.1 miles (London Waterloo from 50 minutes), Hartley Wintney 4.6 miles, Farnham 8 miles, Basingstoke 8.9 miles

Kitchen/dining room | Reception room | Utility room | WC | 4 Double bedrooms | 3 Bath/shower rooms | Basement | Courtyard garden Parking

EPC Rating C

The property

Regent House is an impressive Georgian townhouse which is locally listed and has been superbly renovated and restored by the current owners while retaining many character features. The exterior has been revived to complement the historical High Street of Odiham.

The property comprises three floors, plus a basement, courtyard garden and an allocated parking space.

The interiors are neutrally finished with modern living in mind. The stunning contemporary kitchen/breakfast room, integrated Siemens appliances, induction hob, Capel washing machine and Quooker tap, leads to the breakfast area with double doors out to the South facing courtyard garden. The ground

floor reception room has been beautifully restored with a delightful curved bay window. The first floor has two double bedrooms with the principal benefitting from an en suite shower room. Two further double bedrooms, one with en suite and a separate bathroom can be found on the second floor. The basement adds further flexibility to the property.

Outside

A delightful landscaped courtyard garden ideal for outdoor entertaining is accessed from the kitchen. A gate leads from the garden to the two allocated parking spaces.

Location

The property is situated in the heart of Odiham. The village offers a delightful mix of charm and convenience with a wealth of amenities, including a dentist, doctors', pharmacy, shops, eateries and public houses. It enjoys several scenic footpaths, one running along the Basingstoke Canal. Further facilities can be found at nearby Farnham and Basingstoke.

Excellent road and rail connections are on offer with the M3 close and the mainline stations at Hook and Winchfield providing fast rail links to London. Private schools include Daneshill, St Neot's, Yateley Manor, St Nicholas' and Lord Wandsworth College





Please note, the furniture in this image has been virtually staged.

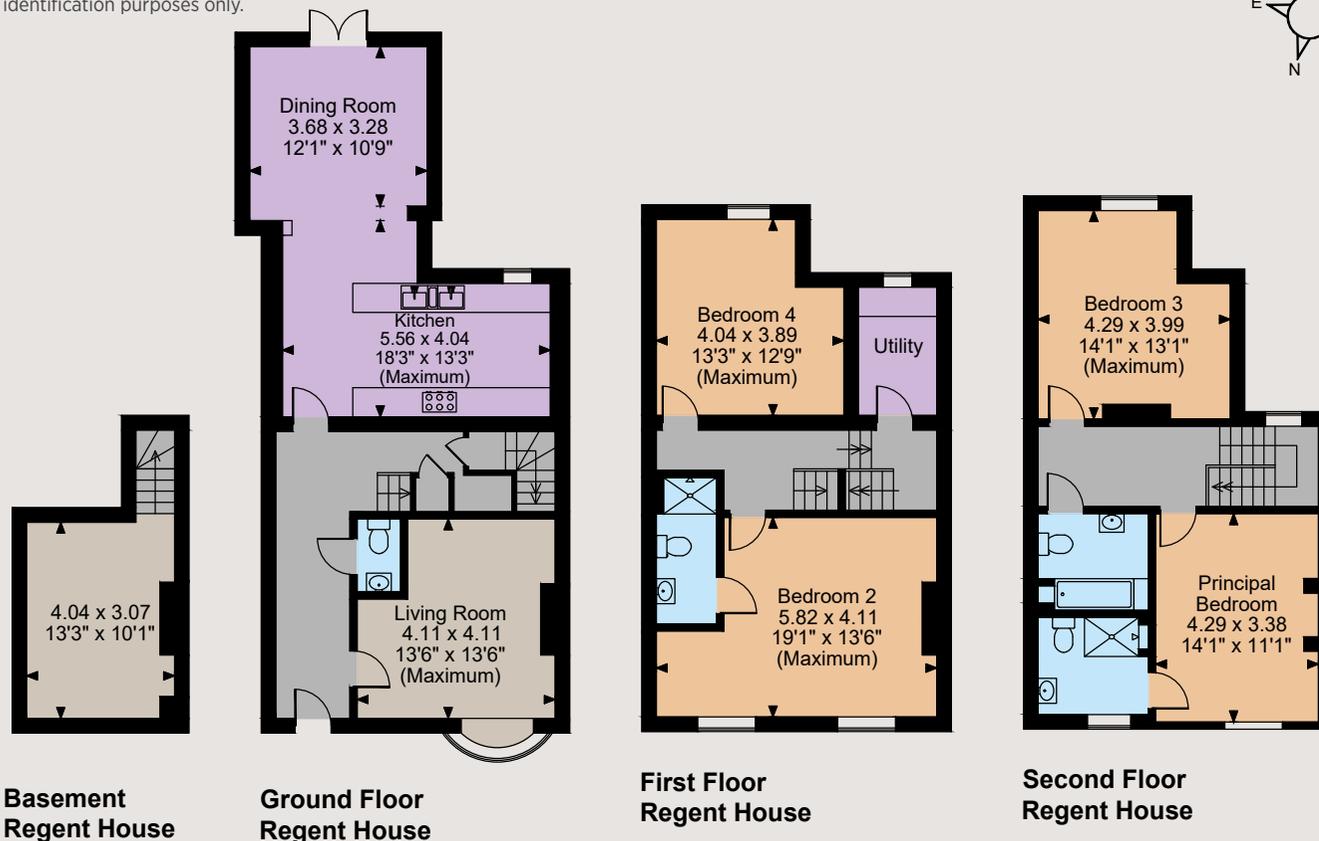
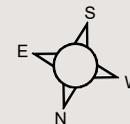


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Regent House
 House internal area 1,837 sq ft (170 sq m)
 Basement area 136 sq ft (13 sq m)
 Total internal area 1,973sq ft (183 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Strutt & Parker's Odiham office, turn right on the High Street. The property can be found just moments away on your left.

General

Local Authority: Hart District Council
Services: Mains water, electricity and drainage.
 Gas fired heating
Council Tax: Unallocated
Tenure: Freehold
Guide Price: £1,090,000

Odiham

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