



2 Kingston House


126-132 High Street, Odiham, Hampshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


An elegant ground floor apartment forming part of a distinguished Grade II listed building


An impressive ground floor apartment featuring attractive period details, including high ceilings and sash windows, set beneath rubbed brick flat arches. Located in a highly sought-after position in the heart of Odiham—renowned for its historical charm—the building also showcases red brick construction in Flemish bond and a traditional hipped tile roof.


**1 RECEPTION ROOM**


**2 BEDROOMS**


**2 BATHROOMS**


**DOUBLE GARAGE**

**PRIVATE GARDEN**

**LEASEHOLD**

**VILLAGE**

**1,070 SQ FT**

**GUIDE PRICE £500,000**

The property

Forming part of the elegant 18th-century Kingston House, this attractive apartment offers over 1,000 sq ft of stylish, light-filled accommodation retaining several appealing period features, including high ceilings and sash windows, and showcases the generous proportions of Georgian architecture.

The accommodation includes a spacious sitting room with a feature fireplace, and a large south-facing sash window allowing an abundance of natural light to flood the space. Accessed via an inner hallway, the adjacent second bedroom, currently used as a dining room is also generously proportioned, with a front-aspect window and its own fireplace. To the rear of the property, the kitchen/breakfast room enjoys an orangery-style design, and French windows featuring Georgian-style symmetrical panes. These open onto the rear garden, thereby creating the sense of indoor-outdoor living. The kitchen itself is fitted with a range of wall and base cabinets, an eye-level oven, gas hob, and extractor hood, as well as a breakfast bar. The adjoining breakfast area provides ample space for

informal dining with views of the garden. Nestled between the sitting room and kitchen is a well-sized family bathroom.

Completing the accommodation is a spacious double bedroom with an en suite cloakroom and access to a private gated paved via another set of double-glazed doors with Georgian-style panes. This charming outdoor area offers an ideal setting for al fresco dining or morning coffee.



Outside

With its symmetrical, Georgian, red brick façade, Kingston House is a fine, imposing building facing the High Street with its wide pavements. To the rear, a beautifully maintained shared garden features a lawn bordered by mature hedgerows, established shrubs, and flowering perennials offering a tranquil retreat. The property also benefits from a double garage.

Location

The property is set in a sought-after location in the heart of the historic village of Odiham. The village is picturesque with a charming High Street, offering several restaurants and cafés, together with a selection of shops. There is an infant school, a junior school and a secondary school in the village, with further schools nearby including the independent St. Nicholas' School and Lord Wandsworth College. The area is well connected with the M3 just over two miles away, while Hook mainline station offers services to London Waterloo in less than an hour. The town of Farnham is about nine miles away, offering extensive shopping and leisure facilities, while large supermarkets can be found in Hook, Fleet or Farnham.



Distances

- Hook 2.5 miles
- Hartley Wintney 5.1 miles
- Fleet 7 miles
- Basingstoke 8.1 miles
- Farnham 8.8 miles

Nearby Stations

- Hook railway station
- Winchfield railway station
- Fleet railway station
- Basingstoke railway station

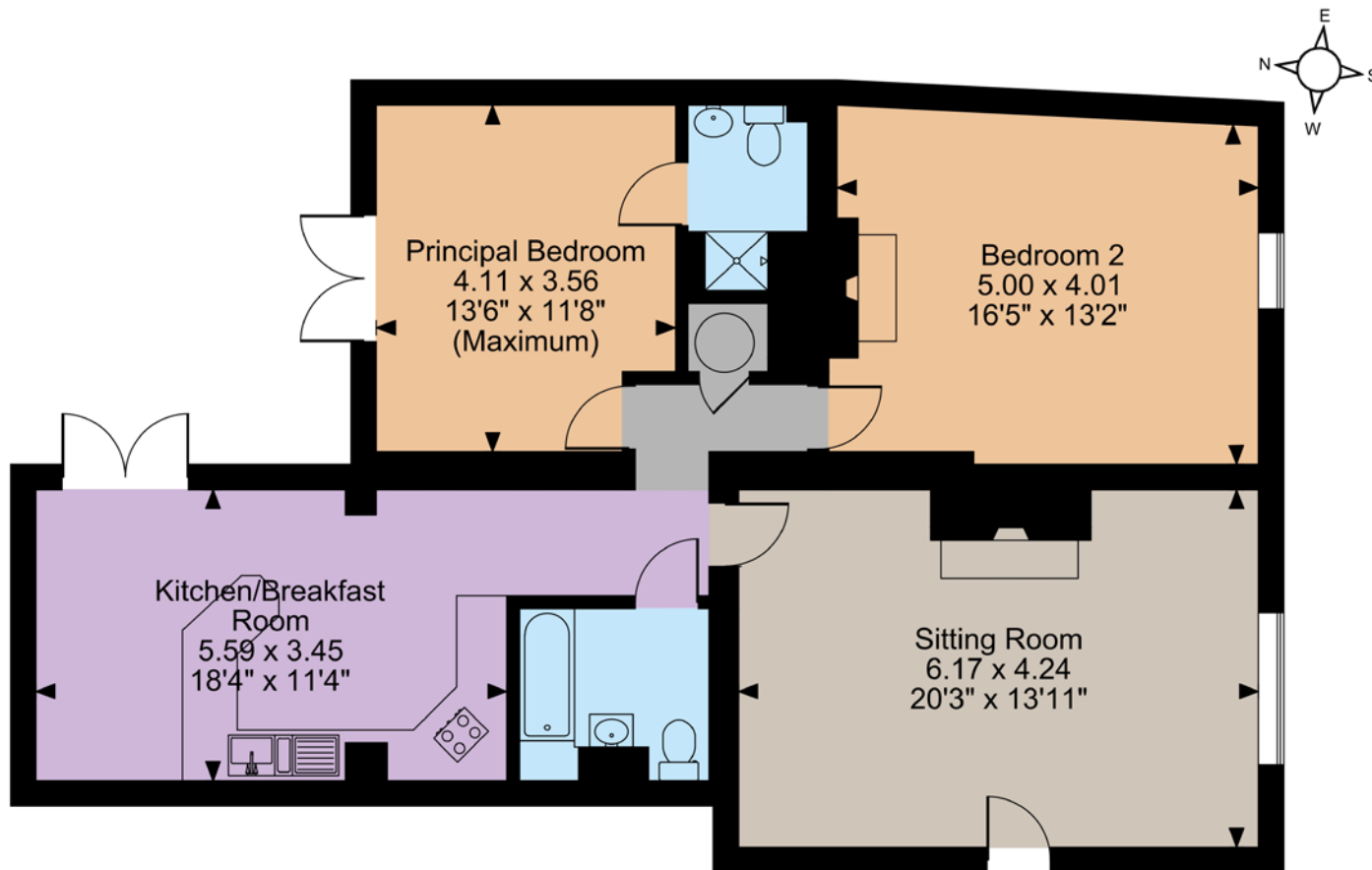
Key Locations

- King John's Castle
- Basingstoke Canal
- Greywell Tunnel
- Edenbrook Country Park
- Fleet Pond Nature Reserve
- Tylney Hall Hotel & Gardens
- National Trust - The Vyne
- West Green House Garden

Nearby Schools

- Buryfields Infant School
- Mayhill Junior School
- Robert May's School
- Lord Wandsworth College
- St Neots
- Wellesley Prep School
- Sherfield School
- St. Nicholas' School





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

House internal area 1,070 sq ft (100 sq m)

For identification purposes only.

Directions

RG29 1LT

what3words: ///fires.waistcoat.makeup

General

Local Authority: Hart District Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

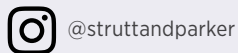
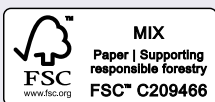
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