



6 Archery Fields, Odiham,  
Hampshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## 6 Archery Fields, Odiham, Hampshire RG29 1AF

A wonderful, light, detached family house with generous gardens of about 0.4 of a acre, in a sought-after setting moments from central Odiham

2.1 miles M3 (Jct 5), 3.2 miles Winchfield mainline station (London Waterloo 50 minutes), 3.5 miles Hook mainline station (London Waterloo 53 minutes), 4.7 miles Hartley Wintney, 9.2 miles Basingstoke mainline station (London Waterloo 43 minutes), 7.5 miles Farnham, 9 miles Alton

Storm porch | Hall | Sitting room | Dining room | Garden room | Study | Kitchen/ breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garden | Shed Summerhouse | Double garage | EPC rating D

### The property

This well-arranged four-bedroom home offers a range of light-filled and versatile accommodation with much scope for adapting to suit one's chosen lifestyle. In addition, it benefits from a considerable private garden, double garage and an 'in and out' driveway.

The accommodation flows from the main hall into the well-sized sitting room, which enjoys a dual aspect which includes views over the garden. The dining room, also overlooking the garden, leads to the kitchen. The kitchen has a wide triple window and features a range of cabinetry and appliances. There is a useful utility room opening to the appealing garden room with its panoramic views of the grounds, and double doors to the rear terrace. The integrated double garage is accessible from a covered area, between the utility room and the garden room.

The first-floor landing leads to the well-proportioned and pleasant bedrooms, all of which feature fitted wardrobes. The 17 ft. principal suite has an en suite shower room, with the remaining bedrooms well-served by a family bathroom.

### Outside

The property benefits from a brick-laid in-and-out driveway, an integrated garage and plenty of parking. Its attractive approach also features timber post and rail fencing and a five-bar gate enclosing the front garden, with neatly trimmed hedges and shrubs and a mature tree offering privacy. The expansive rear garden enjoys a paved terrace leading to a large level lawn interspersed with several established trees, herbaceous planting, a sunny seating area, timber shed, a vegetable plot and a summer house.

### Location

Odiham has an appealing mix of mainly period houses forming a wide High Street scene mainly Georgian in character. There is a broad selection of shops together with local services including doctors surgery, optician, restaurants and public houses, alongside many social and cultural pursuits.

More comprehensive shopping and cultural facilities can be found in the regional centres of Farnham, Fleet, Basingstoke and Reading. Odiham is strategically well placed for local and regional communications being within 2 miles of Junction 5 of the M3 and with easy access to local mainline stations at Hook and Winchfield serving London Waterloo. There are several well regarded schools within easy reach including Mayhill Junior, Buryfields Infant, Wellesley, Lord Wandsworth College and Robert May's School.

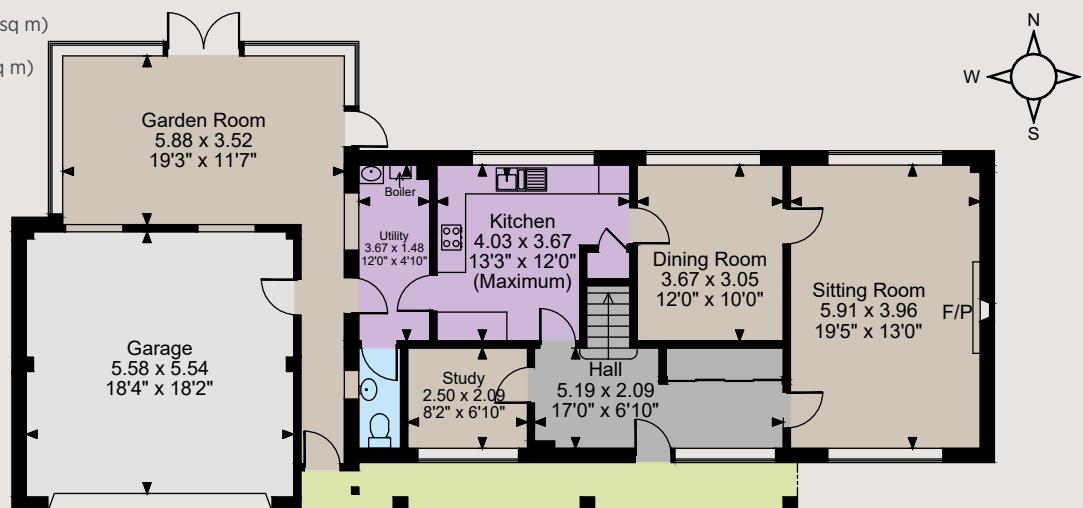




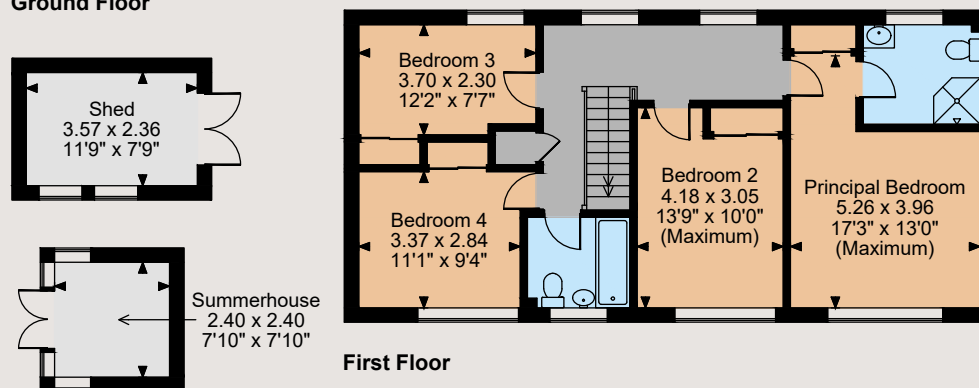


## Floorplans

Main House internal area 1,928 sq ft (179 sq m)  
Garage internal area 333sq ft (31 st m)  
Outbuildings internal area 153 sq ft (14 sq m)  
Total internal area 2,414 sq ft (224 sq m)  
For identification purposes only.



Ground Floor



First Floor

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8582253/NJD

## Directions

From Strutt & Parker's Odiham office, turn left onto the High Street and continue onto Farnham Road. Turn right into Archery Fields turning right at the T-junction. Number 6 is the second house on the right.

## General

**Local Authority:** Hart District Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,200,000

## Odiham

82 High Street, Odiham, Hampshire RG29 1LP

**01256 702892**

odiham@struttandparker.com

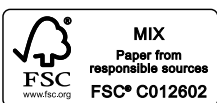
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2024. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

