



29 Archery Fields,
Odiham, Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

29 Archery Fields, Odiham, Hampshire RG29 1AE

An exceptional opportunity overlooking open countryside in 0.4 acre, within a short distance of 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

Porch | Hall | Dining room | Sitting room
Kitchen | Morning room | Study | Utility room
Cloakroom | Principal bedroom with ensuite
Three further bedrooms | Family shower room
Garage | Gardens of 0.4 acre | EPC Rating C

The property

This house has been owned by the same family since built in the early 1970's and so this is the first time in the open market since then. This is a genuinely rare opportunity to either simply update, or remodel or significantly extend to suit (subject to required consents), in this prime position within this central Odiham setting. Accordingly, this house could suit a family as much as it could suit a downsizer. An aspect south over open countryside at the back and down Archery Fields towards the village from the front, means that neither from the front or back is one directly overlooked.

Already single storey extended to the western end of the house to create a further reception room, albeit some years ago now, the ground floor provides good reception areas with both the drawing room and dining benefitting from direct access onto the south facing sun terrace.

There is also a morning room and study, the kitchen, a utility/boot room with a door to the outside and a cloakroom.

A principal suite with a shower room and views south over the garden and beyond, is complemented by three additional bedrooms and a family bathroom. All bar one of the bedrooms has garden and far reaching views southwards.

Outside

Set within almost half an acre, there is a generous garden to the front together with a large driveway for many vehicles and a double garage and to the side ground that could be utilised for extension. To the back of the house, an extensive south facing garden is predominantly lawned but with a generous sun terrace too, mature hedgerows and a gate that leads directly onto open countryside.

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, Winchfield and Basingstoke 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

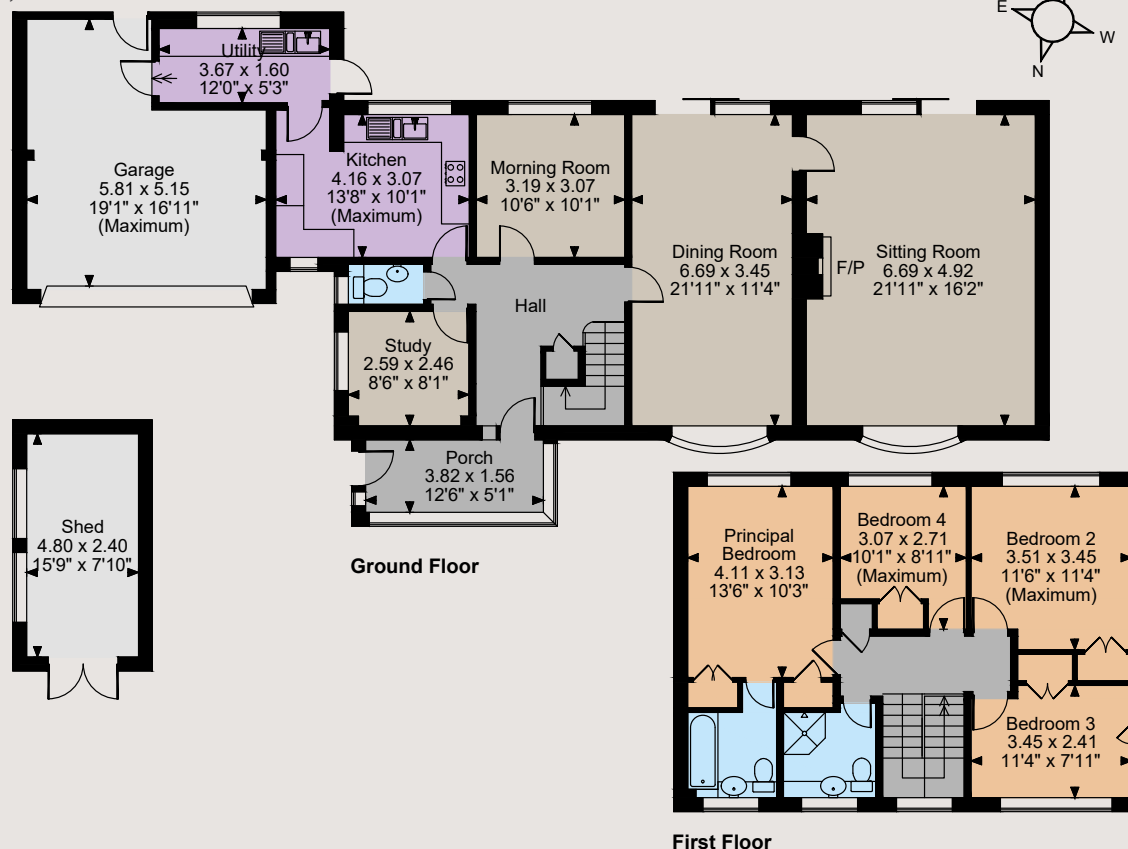
House internal area 1,916 sq ft (178 sq m)

Garage internal area 270 sq ft (25 sq m)

Shed internal area 124 sq ft (12 sq m)

Total internal area 2,310 sq ft (215 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 left onto the High Street and continue onto Farnham Road. Turn right into Archery Fields taking the first right turn following the road around to the left and up to the top of the crest of the road and number 29 is straight ahead of you.

General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Odiham

82 High Street, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com

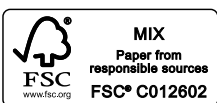
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