



24 Archery Fields  
Odiham, Hampshire



## A detached family home situated in delightful gardens of about 0.3 acres, close to Odiham's historic High Street

This excellent detached house which has been well maintained and updated by the present vendors, offers well-appointed accommodation with recently fitted new kitchen/breakfast room and utility. The large level established gardens complement the property well.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS,  
1 CLOAKROOM**



**DOUBLE GARAGE**



**PRIVATE GARDEN**



**FREEHOLD**



**VILLAGE**



**1,797 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

24 Archery Fields is an appealing house of brick elevations and offers light-filled, flexible accommodation. Arranged in an L-shape over two floors, the layout is designed to provide both elegant and practical living and entertaining spaces. The property features quality fixtures and fittings throughout, along with contemporary bathrooms. The accommodation flows from an entrance lobby into a welcoming reception hall, which includes useful storage, a cloakroom, and access to the integral double garage. The ground floor briefly comprises a large, dual-aspect drawing room with a feature fireplace and inset fire, full-height glazing incorporating French windows to the rear paved sitting area, and double doors leading to a generous, inter-connecting rear-aspect dining room. The dining room also has a door through to the kitchen. There is also a well-proportioned, side-aspect office. To the rear, the kitchen features tiled flooring, a range of contemporary wall and base units, complementary

work surfaces and splashbacks, and modern integrated appliances. A door provides access to the front aspect driveway. The ground floor is completed by a spacious utility room – added by the current vendors – which includes engineered wooden flooring and an additional range of contemporary wall and base units. Stairs rise from the reception hall to a generous first floor landing with full-height glazing and a study area, giving access to a generous rear aspect principal bedroom with fitted storage and a fully-tiled en suite shower room, two further double bedrooms and a well-proportioned fourth bedroom, all with fitted storage, together with a fully-tiled family bathroom.

### Outside

Occupying a prominent corner plot and having plenty of kerb appeal, the property is approached over a block-paved driveway providing ample parking for several vehicles and giving access to the integral double garage, flanked by an area of level lawn





## Outside

bordered by mature shrubs and hedging. The generous well-maintained wraparound garden to the side and rear of the property is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features two sheds, a vegetable garden with raised beds and a circular block-paved terrace accessible from the drawing room, the whole screened by mature hedging and ideal for entertaining and al fresco dining.

## Location

The historic village of Odiham, offers excellent day-to-day facilities including independent shopping, a small supermarket, Post Office, coffee shops, pubs, restaurants, GP and dental surgeries, infant and junior schooling. More comprehensive facilities can be found in Hook, Fleet, Farnham, Basingstoke, Reading and Guildford. The M3 minutes away gives access the motorway network, London and the coast. Winchfield and Hook stations offer speedy direct links to London Waterloo in less than an hour.

## Distances

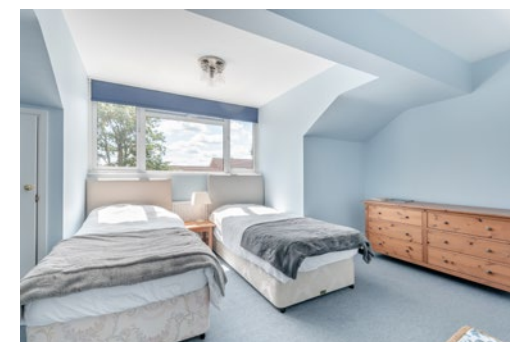
- Odiham High Street 0.2 mile
- M3 (Junction 5) 2.6 miles
- Hartley Wintney 4.5m miles
- Farnham 7.6 miles
- London Heathrow Airport 31.8 miles
- Central London 47.2 miles

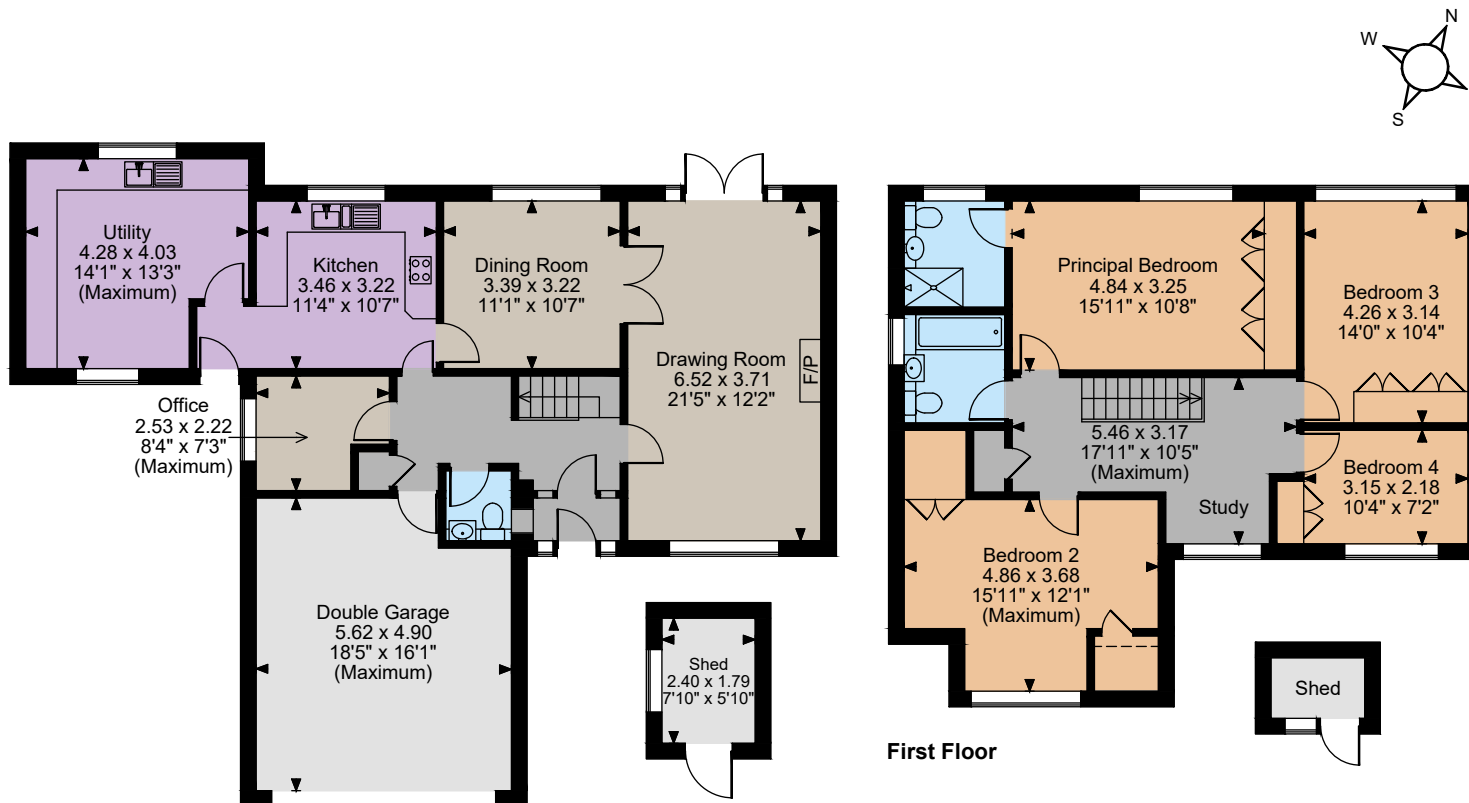
## Nearby Stations

- Winchfield 3.1 miles
- Hook 3.2 miles
- Fleet

## Nearby Schools

- Buryfields Infant School
- Mayhill Junior School
- Robert May's School
- Wellesley Prep School
- St Neot's
- Lord Wandsworth College





Ground Floor

First Floor

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

□□□ Denotes restricted head height

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## Floorplans

Main House internal area 1,797 sq ft (167 sq m)

Garage internal area 282 sq ft (26 sq m)

Sheds internal area 68 sq ft (6 sq m)

Total internal area 2,147 sq ft (199 sq m)

For identification purposes only.

## Directions

RG29 1AE

what3words: ///anchors.banquets.sector

## General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage.  
Gas-fired central heating.

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

Council Tax: Band G

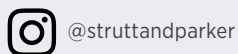
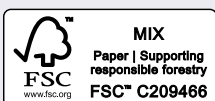
EPC Rating: D

## Covering North Hampshire

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