



Greenaway

Colt Hill, Odiham, Hampshire

A rare detached family house in a peaceful setting on the edge of this bustling village

Situated moments from the centre of Odiham and yet peacefully with a south and west facing aspect towards the Deer Park, this four-bedroom house enjoys an abundance of natural light and off street driveway parking for three vehicles.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PARKING FOR THREE VEHICLES



FAR REACHING VIEWS



FREEHOLD



VILLAGE



1,870 SQ FT



£1,200,000 GUIDE PRICE



The property

Enjoying all the benefits of the village, which is within a short distance of the house, Greenaway is a wonderfully light home with decent ceiling heights and a flexible arrangement that can be utilised as required. An elegant drawing room features two bay windows that look out to the garden and across towards the Deer Park, and in the period fireplace, a wood burning stove. The kitchen/family room provides sociable space, also has a triple aspect including west towards open fields and is well fitted with various cabinets and a breakfast island. A dining room has a pretty period fireplace and could accommodate 8 comfortably or be used as a play/TV room for a family. There is a small study at the front of the house.

On the first floor, a generously proportioned principal bedroom has an en-suite shower room and is complemented by three further double bedrooms, and large family bathroom with bath and separate shower. Most bedrooms have a southerly aspect over the gardens, or west towards open countryside or both. Whilst the house was significantly extended in

2008/9 there is further scope to extend, subject to the necessary consents, and we have indicative drawings to illustrate this for those interested.

Outside

Greenaway is well positioned on a good plot with the majority of the gardens laid to lawn, orientated to the south and west and backing onto open fields giving far reaching views over low, mature hedgerows. There is also a sun terrace accessible from the back hallway and there is parking for three vehicles to the side of the house.

There is direct access to foot paths across the deer park giving convenient dog walking to Odiham, North Warnborough, Newlyn's Farm Shop and to The Basingstoke canal.



Location

The property is situated on the north-east fringes of historic Odiham. This picturesque village offers a good range of amenities for day-to-day needs, with a small supermarket including a post office, independent shops, coffee shops, pubs and restaurants, along with a health centre and dental practice. Other local amenities include a tennis club, cricket club and a gym at Newlyn's Farm Shop.

The nearby larger towns of Basingstoke and Farnham provide a more comprehensive range of shopping, leisure and cultural facilities. For commuters, there are mainline stations at Hook (London Waterloo 55 minutes) and Winchfield (London Waterloo in 50 minutes) and road-users have easy access to the M3 which links to the wider road network. The nearby Basingstoke Canal provides Odiham with a stunning waterway, used by canal boats, canoeists and for fishing, as well as offering beautiful walks along the towpath. Well-regarded schooling in the vicinity includes Robert May's School and Lord Wandsworth College.

Distances

- Odiham High Street 0.5 miles
- Hook 3 miles
- Hartley Wintney 4.8 miles
- Basingstoke 8.5 miles
- Farnham 8 miles

Nearby Stations

- Winchfield 3 Miles
- Hook 3 miles

Key Locations

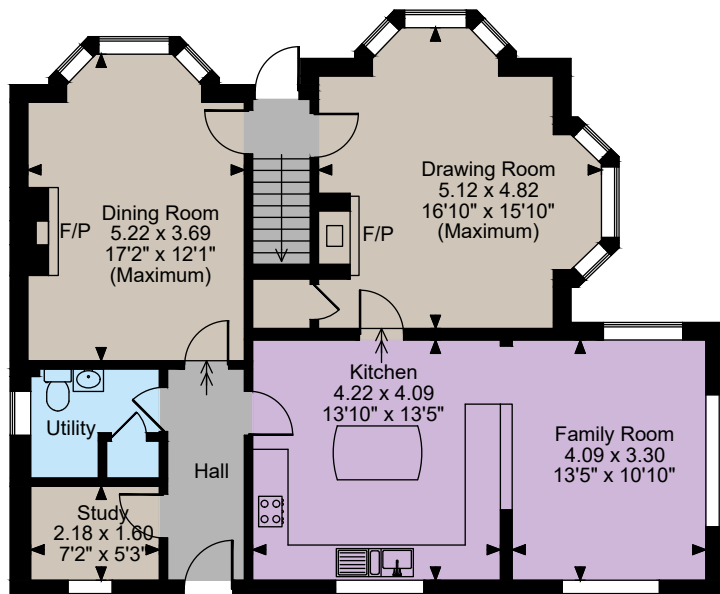
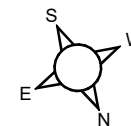
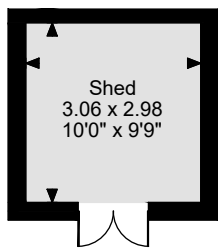
- Newlyn's Farm Shop
- North Wessex Downs National Landscape
- Farnham (market town)
- Reading (university town)
- Odiham Castle (King John's Castle)
- West Green House Gardens (National Trust)
- Basing House Ruins
- The Vyne (National Trust)

- Fleet Pond Nature Reserve
- Wellington Country Park
- Stratfield Saye House (Duke of Wellington's residence)
- Milestones Museum
- Basingstoke Canal Centre

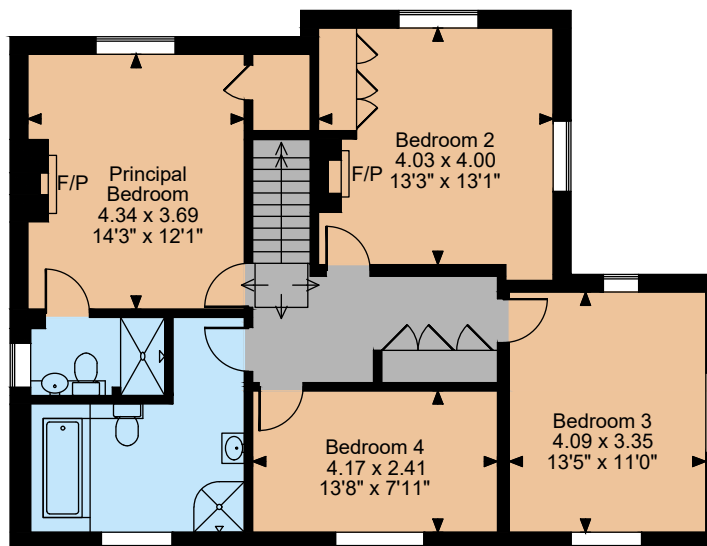
Nearby Schools

- Buryfields infant School
- Mayhill Junior School
- Robert May's
- Lord Wandsworth College
- St Nicholas'
- Wellesley School
- St Neots Preparatory School





Ground Floor



First Floor

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

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Floorplans

House internal area 1,870 sq ft (174 sq m)

Shed internal area 98 sq ft (9 sq m)

Total internal area 1,968 sq ft (183 sq m)

For identification purposes only.

Directions

RG29 1AN

what3words: ///materials.prank.routines

General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage.

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

Council Tax: F

EPC Rating: C

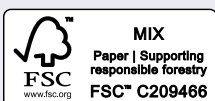
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