



2 Lancaster Cottages, Farnham Road,
Odiham, Hampshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

2 Lancaster Cottages, Farnham Road, Odiham, Hampshire RG29 1LH

Versatile living, stylish interior design
and two parking spaces within
moments of central Odiham

3.5 miles Hook mainline station (London
Waterloo 53 minutes), 9 miles Basingstoke
mainline station (London Waterloo 43 minutes),
9 miles Farnham, 2.3 miles M3 (Jct. 5), 3.1 miles
Winchfield mainline station (London Waterloo
from 50 minutes)

Sitting room | Kitchen/family room | Study
Utility room | Cloakroom | Principal bedroom
with ensuite shower room | Three further
bedrooms | Family bathroom | Dressing room
Garden | Parking | EPC Rating B

The property

This well-balanced village house has been
presented with much style and offers flexible
living within easy reach of all the amenities that
this charming village has to offer. Recently built
with thoughtful design, the house is efficient
and therefore economic to run.

On entry, a sight-line through the house past
the family room to the garden is an appealing
introduction as is the lovely rich walnut floor.
The sitting room and a study are to the right
and left respectively and towards the back of
the house a well planned and practical kitchen
and family room interact well to provide a
sociable environment. There is also a utility
room and a separate cloakroom

Upstairs, the principal bedroom features an en-
suite shower room, there are two further double
bedrooms and there is a family bathroom with a
tub and separate shower unit. On the top floor a

further generous double bedroom and dressing
room add a further dynamic to the house.

Outside

This tiered, south facing and principally decked,
secluded sun trap is 'low maintenance' and
features various areas for sitting, dining, or
accommodating planters for colour.

Beyond the garden, there are two allocated car
parking spaces, quite rare for houses of this
profile and this close to the centre of Odiham.

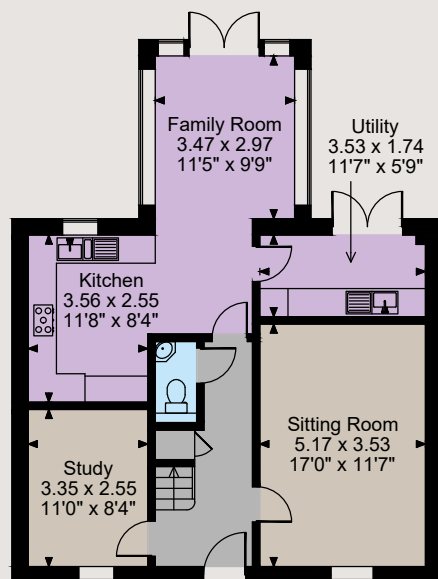
Location

Lancaster Cottages can be found towards
the eastern edge of the village. Odiham has
a charming high street which offers a superb
range of amenities including a post office,
cafés and public houses. There are also many
footpaths which are accessible from the High
Street which lead into many varied country
walks. A further selection of shopping and
leisure facilities can be found within easy reach
in both Basingstoke and Farnham. Road links
in the area are excellent with the nearby M3
providing easy access into London and towards
the South West, and the nearby mainline
stations at Winchfield and Hook offer fast
direct services into London Waterloo. There
are several well regarded schools within easy
reach including Robert May's School, Mayhill
Junior, Buryfields Infant, Wellesley and Lord
Wandsworth College.

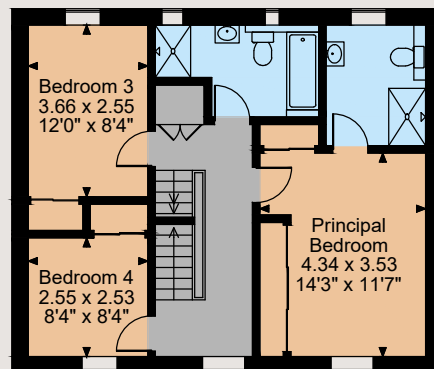




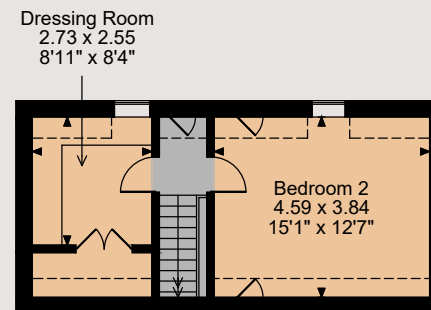
Floorplans
Main House internal area 1,673 sq ft (155 sq m)
Shed internal area 45 sq ft (4 sq m)
Total internal area 1,718 sq (160 sq m)
For identification purposes only.



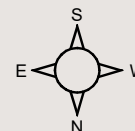
Ground Floor



First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8579490/JLW

Directions

RG29 1LH

what3words:///choppy.signature.goad

General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £850,000

Covering North Hampshire

37 Downing Street, Farnham GU9 7PH

01256 702892

odiham@struttandparker.com

struttandparker.com

@struttandparker



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



For the finer things in property.



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 February 2020 and December 2023. Particulars prepared December 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited