



Monaltrie House, 76 High Street, Odiham, Hampshire

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BNP PARIBAS GROUP

Monaltrie House, 76 High Street Odiham Hampshire RG29 1LN

A Grade II listed house with extensive residential accommodation, retail premises and generous garden

Hartley Wintney 4.9 miles, Hook train station 2.6 miles (London Waterloo from 55 minutes), Winchfield station 3 miles (London Waterloo 50 minutes), Farnham 7.8 miles, Basingstoke 8.6 miles, M3 (Junction 5) 1.8 miles, London Heathrow Airport 29 miles

Entrance/shop area | Entrance hall | Family room
2 Drawing rooms | 2 Kitchens | Dining room
Utility | 3 Stores | 2 Cloakrooms | 4 Bedrooms
2 Family bathrooms | W/C | Garden | Shed | EPC rating E

The property

Monaltrie House is a charming family home and shop in the heart of Odiham High Street, offering over 3,500 sq. ft. of flexible and characterful accommodation and an attractive private rear garden. The property requires refurbishment.

The impressive, dual bay fronted property can be entered via the shop area, comprising a 22ft. bright and adaptable space with rich exposed wood flooring and a useful cloakroom. Alternatively, the adjacent entrance is via the entrance hall/family room which extends to 33 ft. and has a handsome brick-built original fire surround. This flows naturally into the adjoining formal dining room, with its terracotta tiled flooring and stairway turning to the first floor, with integrated store cabinets beneath. The traditional kitchen, with its beamed ceilings, features an array of bespoke wooden cabinetry

and an AGA range cooker. Further is a store, second cloakroom, utility, second turned stairway and a dual-aspect drawing room with a feature fireplace and bay window which allows delightful views across the garden. A door provides access to the outside.

The first floor houses a capacious front-facing additional drawing room with a feature fireplace, stone hearth and fine triple sash windows, adjacent to which is a further kitchen. There are four well-proportioned bedrooms with a variety of built-in wardrobes, cupboards and storage spaces, served by two family bathrooms and a w/c.

Outside

The property enjoys a pleasing period frontage as well as a well-sized private rear garden, courtyard and attached store. The garden comprises a paved terrace beside the home accessible via the rear drawing room, dining room and rear hallway. Alongside is a sweeping level lawn enclosed by brick-built walls and surrounded by a variety of established herbaceous beds, mature trees, shrubbery, trellis with climbing plants, a shed and a small covered pond.

Location

The market town of Odiham has a wealth of amenities, including a dentist, doctors', pharmacy, shops, eateries and public houses. It enjoys several scenic footpaths, one running along the Basingstoke Canal. Further facilities can be found at nearby Farnham, Basingstoke, Fleet and Reading. Stations at Hook, Basingstoke and Winchfield offer connections to London, with the M3 providing convenient road links. Private schools include Daneshill, St Neot's, Yateley Manor, St Nicholas' and Lord Wandsworth College.



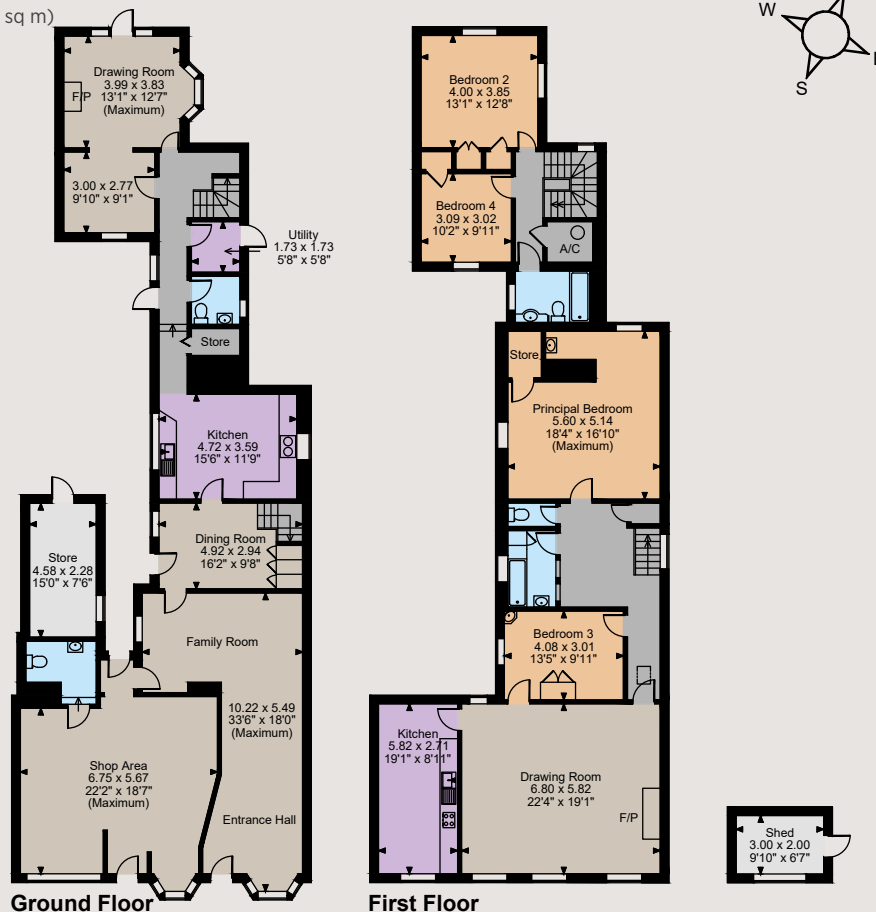


Floorplans

House and retail space internal area 3,551 sq ft (330 sq m)

Store & Shed internal area 177 sq ft (16 sq m)

For identification purposes only.



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

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Directions

RG29 1LN

What3words:///collect.backpacks.subtitle

General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band D

Tenure: Freehold

Guide Price: £895,000

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

Covering North Hampshire

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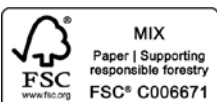
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