



Hellis Barn, 26 High Street,
Odiham, Hampshire

For the finer things in property.

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Hellis Barn, 26 High Street, Odiham, Hampshire RG29 1LG

A most impressive attached barn house, imaginatively converted from a Grade II listed building in a discreet central position

M3 (Junction 5) 1.9 miles, Hook train station 3.3 miles (London Waterloo from 55 minutes), Winchfield station 3.1 miles (London Waterloo from 50 minutes), Hartley Wintney 4.6 miles, Farnham 8 miles, Basingstoke 8.9 miles

Drawing room | Study | Dining room | Breakfast area | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | 2 Further bedrooms, 1 en suite | Bedroom 4/sitting room | Shower room | Utility | Garaging | Studio/home office Garden | EPC D

The property

Hellis Barn is a charming Grade II listed property that features exposed timber beams and a deep brick-built fireplace alongside sympathetic modern additions that help to create a light, airy feel throughout.

From the covered entrance the timber front door provides access into the stunning dining room which has a delightful view across the garden. There is an opening through to the useful home study and door to the cloakroom. The kitchen and breakfast area provides space for informal dining and includes an Aga, a stainless steel range cooker, space for further appliances and walk in larder. The rear hall has a galleryed landing, full-height windows and plenty of exposed timber. There is a comfortable drawing room with a commanding fireplace, which is fitted with a woodburning stove.

The first floor offers three well-presented bedrooms, two of which are en suite doubles, together with a family shower room. The principal bedroom benefits from a large walk-in wardrobe, while the second and third bedrooms both also have built-in storage. On the second floor there is a further bedroom or sitting room, and a useful utility room, which could be converted to an en suite bathroom if required.

Outside

At the front of the property, the gravel driveway provides a parking space and access to the detached garaging. There is storage space above garaging and at its rear there is a studio/home office. The splendid walled rear garden includes paved terracing and pathways, various shrubs, raised beds, sunken gravelled area with ornamental pond. There is also a large attractive glasshouse.

Location

The property is situated in the heart of Odiham, set back from the High Street. The village offers a delightful mix of charm and convenience with 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 and Basingstoke.

Excellent road and rail connections are on offer with the M3 close and the mainline stations at Hook and Winchfield providing fast rail links to London. Private schools include Daneshill, St Neot's, Yateley Manor, St Nicholas' and Lord Wandsworth College.





Floorplans

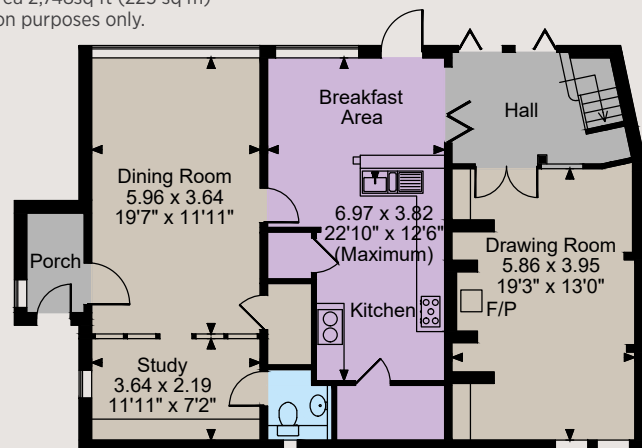
Main House internal area 2,252 sq ft (209 sq m)

Garage internal area 267 sq ft (25 sq m)

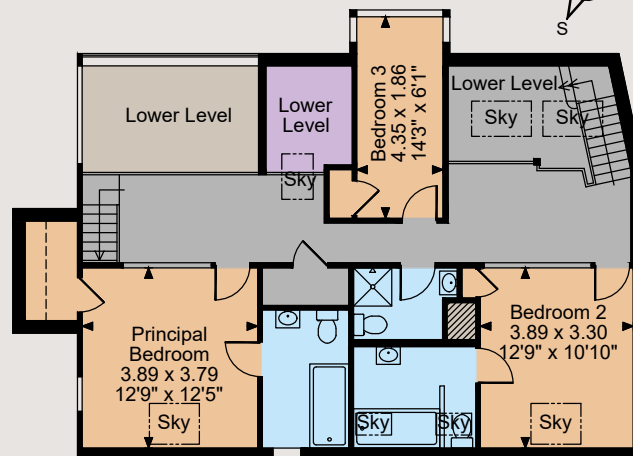
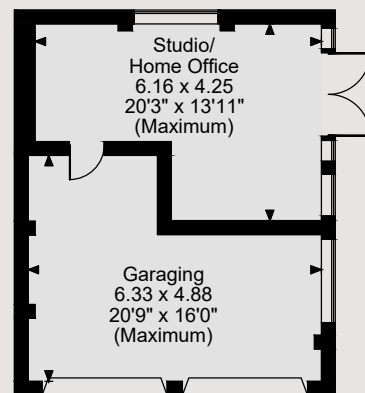
Studio / Home office 229 sq ft (21 sq m)

Total internal area 2,748sq ft (225 sq m)

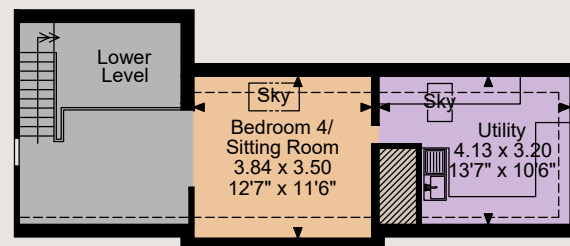
For identification purposes only.



Ground Floor



First Floor



Second Floor

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

--- Denotes restricted head height

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Directions

RG29 1LH

what3words: ///heeding.shippers.snappy

General

Local Authority: Hart District Council

Services: Mains water, gas, electricity and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,350,000

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