



Frenchmans

33 High Street, Odiham, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful Grade II Listed house with an attractive southerly facing garden, in a central Odiham location

A handsome period house with a wealth of attractive character features, set in a highly sought-after position in the heart of Odiham, within moments of the village amenities. The property displays fine white painted brick elevations outside, while inside there are exposed timber beams and original plaster detailing.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE



SOUTHERLY FACING GARDEN



FREEHOLD



VILLAGE



**TOTAL AREA
2,025 SQ FT**



**£995,000
GUIDE PRICE**



The property

Frenchmans is a fine Grade II Listed house dating originally from the 17th century, with later additions. The property is rich in period charm, featuring exposed timber beams and a wealth of splendid original details throughout. It should be noted that the property requires refurbishment.

The main reception room is the 25ft drawing room with its impressive timber beams overhead, fireplace, bay window to the front and French windows opening onto the delightful southerly-facing garden at the rear. There are three further reception rooms, all of which overlook the rear garden including the formal dining room with its French windows, the useful home office and the garden room, which provides further space in which to relax and also opens onto the garden via French windows. Additionally on the ground floor, the kitchen/breakfast room has fitted units to base and wall level, an integrated oven, hob and extractor hood and space for all the necessary appliances, as well as a central area for a breakfast table. There is also a stabled door to the rear paved attractive courtyard.

Upstairs, the landing is spacious enough that it could be used as a seating or study area. There are three well-presented double bedrooms located off the landing, including the generous principal bedroom, which has built-in storage and an en suite shower room. The first floor also has a family bathroom with an over-bath shower. The upper level features more exposed timber beams, including vertical and horizontal beams set into the walls, as well as elegant decorative plasterwork, including two plaster plaques believed to have been made by French prisoners of war who were housed here during the Napoleonic war, all of which lends to the unique charm and character of the property.



Outside

At the front, the property opens onto the High Street with its wide pavements and grassy verges. There is parking immediately outside the property and along both sides of the High Street in marked bays. The delightful garden at the rear is southerly facing and welcomes plenty of sunlight throughout the day. It includes a sun trap paved sitting area with steps leading to an area of lawn, which is bordered by various established shrubs, mature hedgerows and flowering perennials. There is also a shed for garden storage and a summer house in which to relax and enjoy the peaceful, picturesque surroundings.

Location

The property is set in a sought-after location in the heart of the historic village of Odiham. The picturesque village has a charming wide High Street, which boasts several restaurants and cafés, together with a selection of shops that caters for day-to-day needs. There is an infant school, a junior school and a secondary school in the village, with further schools, including the independent St. Nicholas' School and

Lord Wandsworth College nearby. The area is well connected, with the M3 just over two miles away, while Hook mainline station offers services to London Waterloo in about 55 minutes. There are also train stations at Winchfield and Basingstoke to London Waterloo with traveling times of 50 minutes and 43 minutes respectively. The town of Farnham is eight miles away, offering extensive shopping and leisure facilities, while supermarkets can be found in Hook, Basingstoke or Farnham.



Distances

- Hook 2.7 miles
- Hartley Wintney 4.6 miles
- Fleet 5.7 miles
- Basingstoke 7.8 miles
- Farnham 8.0 miles
- Alton 8.5 miles

Nearby Stations

- Hook railway station
- Winchfield railway station
- Basingstoke railway station

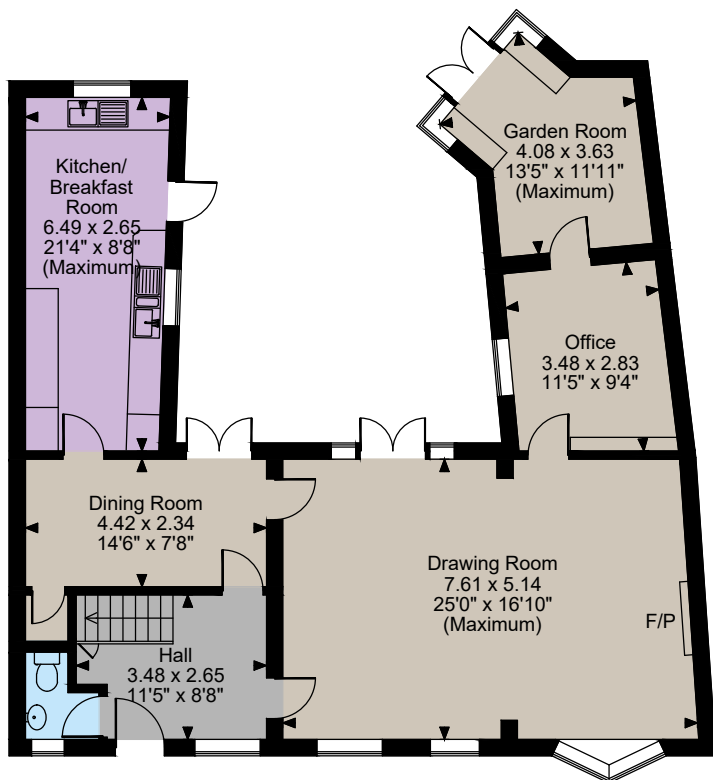
Key Locations

- King John's Castle
- Basingstoke Canal
- Greywell Tunnel
- Four Seasons Hotel & Spa
- Edenbrook Country Park
- Fleet Pond Nature Reserve
- Tylney Hall Hotel & Gardens
- National Trust - The Vyne
- West Green House Garden

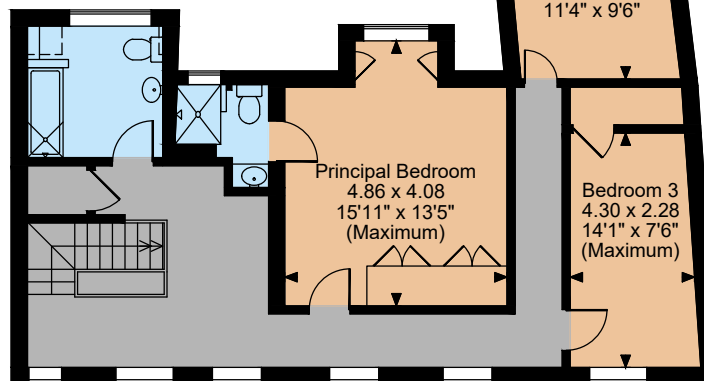
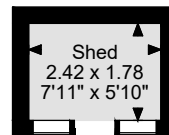
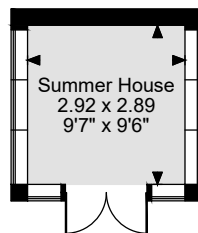
Nearby Schools

- Robert May's School
- Mayhill Junior School
- Buryfields Infant School
- Lord Wandsworth College
- Wellesley Prep School
- St Neots Prep School
- Sherfield School
- St. Nicholas' School

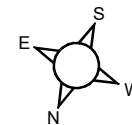




Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,888 sq ft (175 sq m)

Outbuildings internal area 137 sq ft (13 sq m)

Total internal area 2,025 sq ft (188 sq m)

For identification purposes only.

Directions

RG29 1LE

what3words: ///wealth.sculpture.unicorns

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: Band G

EPC Rating: D

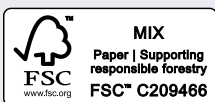
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