

Titcheners
Odiham High Street



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A delightful Grade II Listed characterful home with splendid original details and south-facing gardens, occupying a highly desirable and convenient setting in the heart of Odiham

Titcheners is an attractive three-bedroom period house offering a wealth of character features and is arranged over two light-filled floors. Positioned on the village's desirable High Street, the property sits amongst a selection of similarly appealing period homes and is conveniently located within easy reach of local amenities.

Internally, the accommodation is well-balanced, with two comfortable reception rooms on the ground floor. The dining and family room provides an impressive introduction to the home, featuring wooden flooring, exposed timber beams and a striking original brick-lined fireplace. Adjoining this is the inviting sitting room, enjoying windows to both the front and rear elevations which flood the space with natural light, along with another original fireplace fitted with a woodburning stove, creating a warm and relaxed atmosphere. To the rear, the well-equipped kitchen and breakfast room is fitted with farmhouse-style units, integrated appliances and space for a breakfast table, with a door opening directly onto the rear patio, ideal for seamless indoor-outdoor living. Upstairs, there are three well-proportioned double bedrooms, each thoughtfully presented. The two front bedrooms benefit from built-in storage, while the rear bedroom enjoys a dual south and west-facing aspect, enhancing its sense of light and space. The first floor is completed by a family bathroom featuring attractive part-panelled walls, a bathtub and a separate shower enclosure.

The property is approached via an access lane running parallel to the High Street. To the rear, the garden offers a paved patio area ideal for al fresco dining, with steps leading up to an elevated lawn bordered by established foliage, creating a charming and private outdoor setting.



Location

Odiham is a picturesque village with a charming High Street, which offers several restaurants and cafés, together with a selection of shops. There is an infant school, a junior school and a secondary school in the village, with further schools in nearby Hook and Fleet, including the independent St. Nicholas' School and Lord Wandsworth College.

The area is well connected, with the M3 just over two miles away, while Hook mainline station offers services to London Waterloo in less than an hour. The town of Farnham is eight miles away, offering extensive shopping and leisure facilities, while large supermarkets can be found in Fleet, Hook or Farnham.

Postcode region: RG29

General

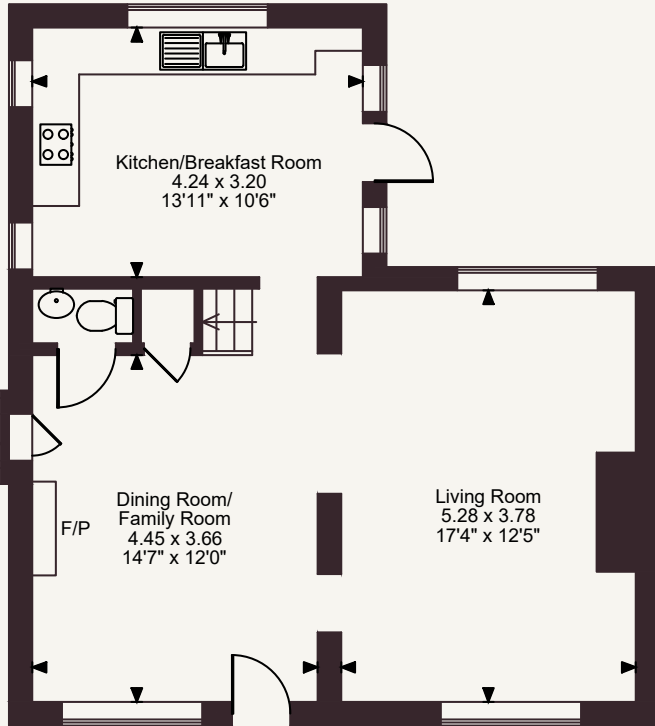
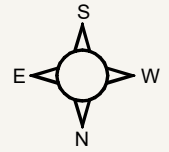
Local Authority: Hart District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,178 sq ft (109 sq m)
2 reception rooms
3 bedrooms
1 bathroom
On-street parking
Freehold | Town

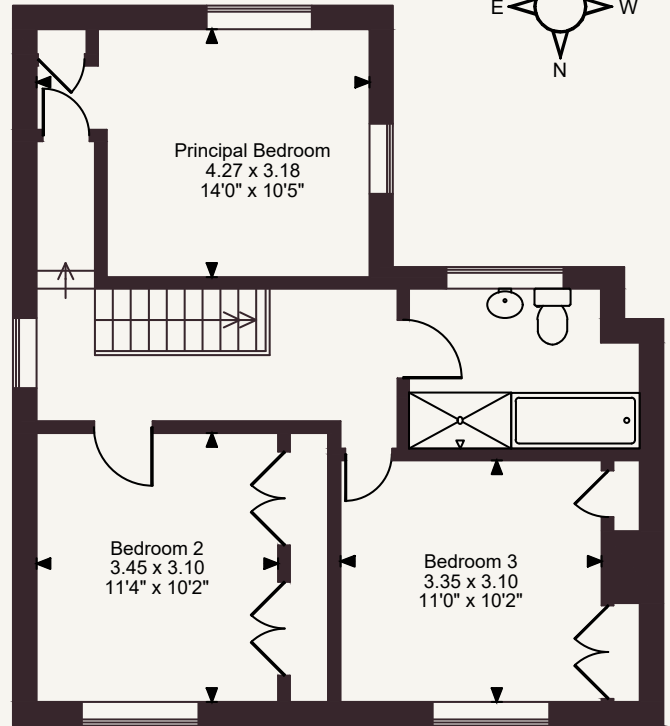
Guide price £825,000



Titcheners, High Street, Odiham
Internal area 1,178 sq ft (109 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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