



# Richmond Place

Old Odiham Road, Shalden, Hampshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## Wonderfully light and with an exceptional outlook, this home has many appealing characteristics

Approached across an expansive gravel driveway, this imposing five-bedroom house has a wonderful sense of arrival offering an open-plan lifestyle and stunning views for miles across the lawned garden.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**DOUBLE GARAGE**



**0.6 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3395 SQ FT TO  
4003 SQ FT**



**GUIDE PRICE  
£1,685,000**



### The property

On arriving in the reception hall, there are two wonderful sightlines out towards the garden and towards rolling countryside. The pale oak flooring and pastel colour palette delivers a light ambience as one moves to the right and into a striking kitchen/dining/family room that stretches from the front of the house to the back and through bi-fold doors into the garden. In the centre and northern wing of the house, three well-proportioned reception rooms, one of which is the drawing room that opens up to the garden through bi-folding doors. The two other reception rooms offers many lifestyle options to suit.

A galleried landing has a vaulted ceiling which 'catches the eye' and offers a commanding aspect down to the ground floor accommodation outwards in a southerly direction to the far-reaching countryside views together with study/library space. A principal bedroom suite with shower room is located peacefully at the back of the house as indeed is the guest

bedroom suite which is accessed separately from a half landing on the main staircase thereby giving a degree of independence from the rest of the first floor accommodation. There are three further bedrooms served by three bath/shower rooms (two en-suite). Numerous built-in or fitted wardrobes provide significant storage options.

### Outside

One of the most notable characteristics of this fine family house is the stunning views for miles over rolling fields. Immediately at the back of the house is a sun terrace and by virtue of its orientation, benefits from the sun when out. From here, and from the lawn beyond, the views are sensational. There is plenty of level ground for family games and activities, and for the more horticulturally minded, opportunities for further landscaping. There are storage/machinery sheds discreetly positioned too.





Also of benefit is the studio room above the detached double garage as this could serve as a more separate home office space or annexe accommodation if desired and adapted, subject to the necessary consent. The double garage is generously sized and is easily approached across the driveway where there is space for numerous vehicles.

### Location

The Georgian market town of Alton has a variety of shops and everyday amenities, including pubs, cafes and shops, a large supermarket and a sports complex with swimming pool. Transport links are excellent, with several nearby mainline train stations as well as easy access to both Junction 5 of the M3 and the A31 for Farnham, Guildford and Winchester. The area offers a range of highly regarded schools, including Eggar's Secondary School, Alton Infant School and Lord Wandsworth College.

### Distances

- Alton 1.5 miles
- Odiham 7.5 miles
- M3 (Junction 5) 8.4 miles
- Basingstoke 10 miles
- Farnham 12 miles
- Winchester 19 miles
- London Heathrow Airport 37 miles

### Nearby Stations

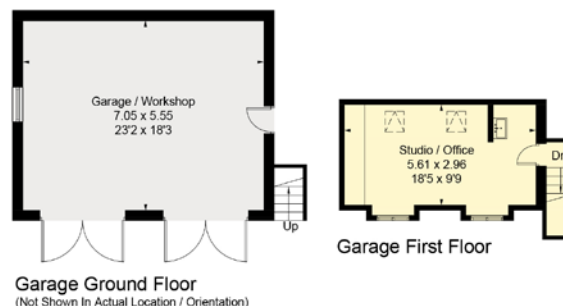
- Alton - London Waterloo from 1 hour 8 minutes
- Basingstoke - London Waterloo from 43 minutes

### Nearby Schools

- Eggar's Secondary School
- Alton Infant School
- Lord Wandsworth College



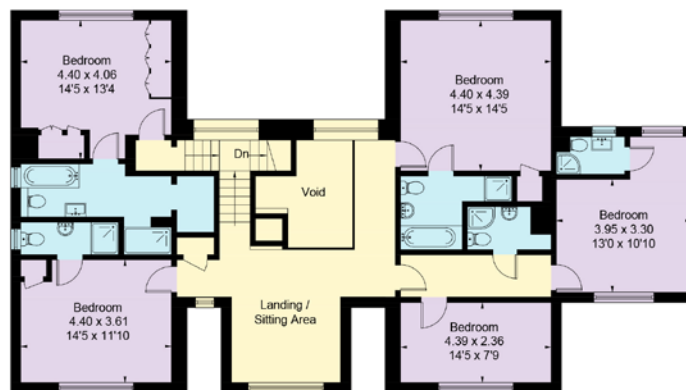
Approximate Floor Area = 315.4 sq m / 3395 sq ft  
 Garage = 55.74 sq m / 608 sq ft  
 Total = 371.14 sq m / 4003 sq ft



Garage First Floor



Ground Floor



First Floor

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## Floorplans

House internal area 3395 sq ft (315.4 sq m)  
 Garage internal area 608 sq ft (55.74 sq m)  
 Total internal area 4003 sq ft (371.14 sq m)  
 For identification purposes only.

## Directions

GU34 4BW

what3words: ///retailing.fighters.life

## General

Local Authority: East Hampshire District Council

Services: All mains services

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

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: By separate negotiation

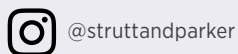
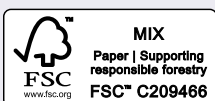
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