



The Oast House, Park Corner,  
Odiham, Hampshire

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# The Oast House, Park Corner, Odiham, Hampshire RG29 1JB

A particularly fine house with substantial, refined accommodation and a tranquil countryside setting, in gardens and grounds of about 1.2 acres.

Crondall 2.3 miles, Odiham 2.8 miles, M3 (Junction 5) 5.7 miles, Farnham, Winchfield mainline station 6.2 miles (London Waterloo from 50 minutes), Guildford 17.2 miles

Reception hall | Drawing room | Family room  
Dining room | Office | Garden room | Kitchen/  
breakfast room | Utility | Boot room | Cloakroom  
Principal bedroom with en suite bathroom &  
dressing room | 4 Further bedrooms | Family  
bathroom | Double garage | Shed | Summer  
house | Garden and grounds | EPC rating D

## The property

The Oast House offers the perfect blend of character architecture, period charm and modern interior design, with light, airy and versatile rooms arranged over three floors. The generous reception hall offers a welcoming sense of arrival, and ground level rooms comprise an elegant drawing room with fireplace, a flexible use family room and a formal dining room. An office on the lower level provides a refuge for home-workers and delivering the convivial stunning hub of the home is a light-filled kitchen/breakfast room and adjoining garden room. Showcasing the drama of a beamed and vaulted ceiling, as well as walls of windows and doors, this sociable space allows a seamless connection from the inside to the outside environment. Fitted with contemporary cabinetry, topped with stone work surfaces, the kitchen features a glossy black Aga stove at its heart and an island unit in complementary colour tone which provides a breakfast bar setting. Ancillary rooms are

offered by a utility room, an adjoining boot room and a cloakroom.

On the first floor, there are three bedrooms and a family bathroom with modern fittings. The triple aspect principal room has a well-appointed dressing room and a stylish en suite bathroom. There are two further generous bedrooms on the second floor.

## Outside

A gravel path at the frontage, with areas of lawn to either side, offers a route to the covered entrance, with beech hedging and timber gates marking the vehicular access at the side of the property. There is ample space for parking on the gravelled driveway which also leads to the detached double garage and to the home's side entrance linking directly to the utility and boot room. A paved terrace adjoins the rear of the house offering opportunities for outdoor dining and relaxation whilst enjoying the southerly aspect, with brick-retaining walls at the edge of the paved sitting area creating a sense of enclosure. Steps leads up to an expanse of lawn which is interspersed with specimen trees and attractively-planted beds, whilst an area of naturalistic grass offers biodiversity with mowed pathways providing a journey through the garden. There is a designated vegetable area and timber shed. The impressive summer house has lighting and heating.

## Location

The property is set in a picturesque and peaceful location yet within easy reach of Odiham and Crondall for day-to-day amenities. Odiham has a wide selection of shops, a Post Office, a doctor's surgery, opticians and dentists, restaurants, and everyday amenities. Excellent communication links are on offer with the M3 close by connecting to the M25 and national motorway network, and the mainline station at Winchfield provides fast rail links to London. Excellent schooling in the vicinity includes Lord Wandsworth College, Wellesley Prep School and St Nicholas School.









## Floorplans

House internal area 4,250 sq ft (395 sq m)  
Garage internal area 295 sq ft (27 sq m)  
Outbuilding internal area 318 sq ft (30 sq m)  
Total internal area 4,863 sq ft (452 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

RG29 1JB

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## General

**Local Authority:** Hart District Council

**Services:** Mains electricity. Private water and drainage compliant with current regulations.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,250,000

## Covering North Hampshire

37 Downing Street, Farnham, GU9 7PH

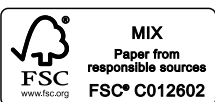
**01256 702892**

odiham@struttandparker.com

struttandparker.com



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