












Little Court

The Bury, Odiham, Hampshire

A fine, detached, landmark house in the centre of this highly regarded North Hampshire village

Truly elegant and imposing Grade II listed house offers a wonderful balance of versatile accommodation benefitting from an abundance of natural light, sitting proudly on The Bury in the centre of this active village.

 4 RECEPTION ROOMS	 4 BEDROOMS	 3 BATHROOMS
 COURTYARD GARDEN	 GARAGING AND CELLAR	 FREEHOLD
 VILLAGE	 3,167 SQ FT	 £1,750,000 GUIDE PRICE



The property

Little Court is one of Odiham's most distinctive and notable houses, away from the bustling High Street and yet within a stone's throw of the extensive amenities on offer. Of note are the various entertaining rooms including the elegant drawing room, a sitting room, a garden room that enjoys a strong relationship with and access onto the courtyard garden, a study, a cloakroom and a very striking and generously sized kitchen and dining room with utility beyond. The abundance of natural light is evident as soon as one enters the welcoming hall ahead of which there is an appealing turning staircase to the upper floors.

On the first floor, a sizeable principal suite with both a dressing room and bathroom, overlooks The Bury and towards the historic Church. A guest suite on this floor includes a large bathroom, and there is a laundry room. Two double bedrooms and a bathroom occupy the top floor, again with aspects towards The Bury and the Church.

Outside

The creatively landscaped, walled courtyard garden at the back of the house, is typical of village houses and is mainly paved for ease of maintenance. To the front of the house, an evergreen hedge and cast iron railings, typical of this era, surround a paved area which provides an appealing first impression on arrival.

There is garaging which is accessible from within the house, for secure parking. There is a cellar accessible from the courtyard.



Location

Odiham is steeped in history and a highly favoured home for many because of the breadth of activities and facilities available including many clubs and social groups. There is a selection of retail outlets, restaurants, bars and cafe's and a Co-Op mini supermarket. There is a doctor's surgery and a dental practice too. There are numerous footpaths out into the countryside from the village including along the Basingstoke Canal.

Distances

- Hook 2.5 miles
- Basingstoke 8 miles
- Farnham 8 miles
- M3 (junction 5) 1.5 miles

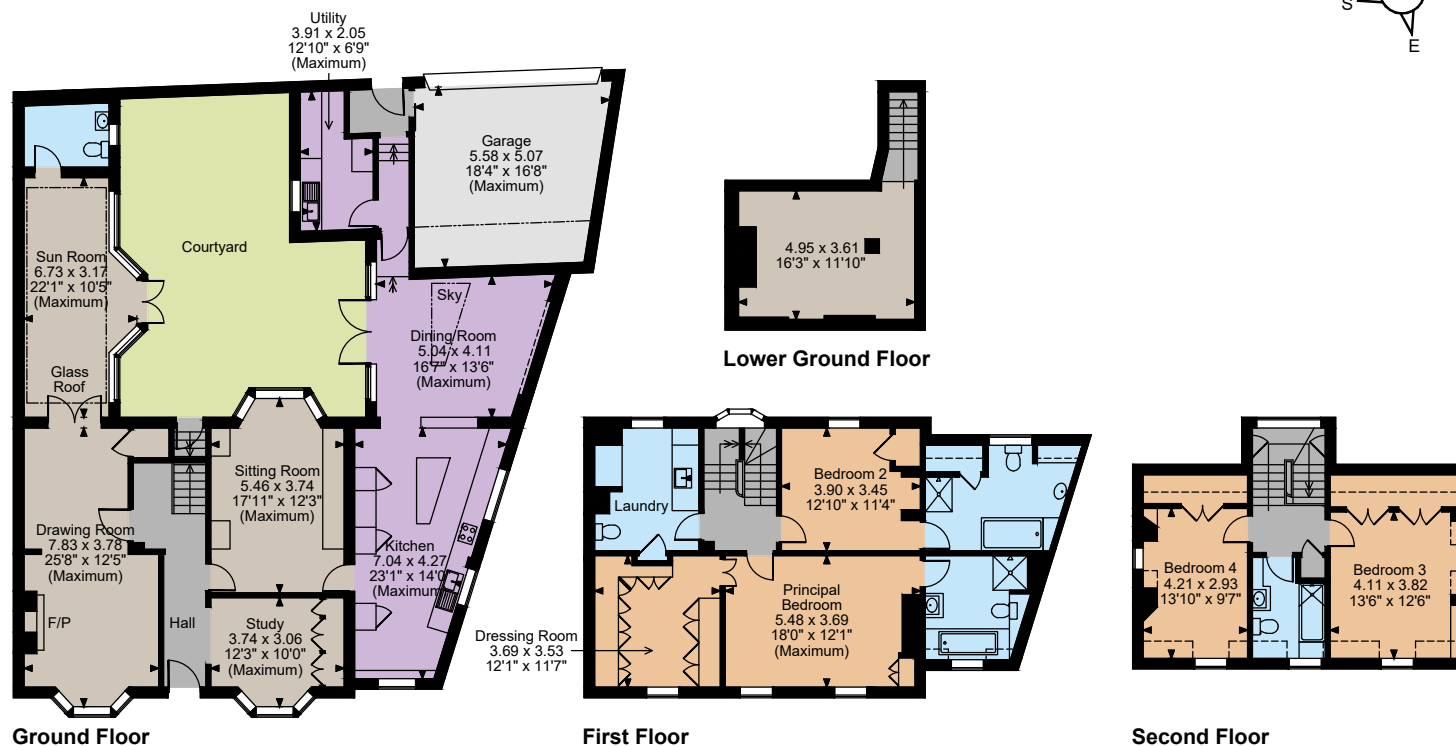
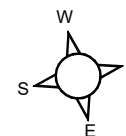
Nearby Stations

- Hook 2.5 miles
- Winchfield 3 miles
- Basingstoke 8 miles

Nearby Schools

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





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 3,167 sq ft (294 sq m)

Garage 282 sq ft (26 sq m)

Total internal area 3,449 sq ft (320 sq m)

For identification purposes only.

Directions

Postcode: RG29 1NB

what3words: ///bakers.anthem.starlight

General

Local Authority: Hart District Council

Services: Mains gas, water, electricity and drainage.,

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

Council Tax: G

EPC Rating: D

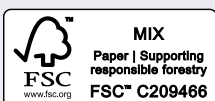
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