

Odiham, Hampshire
Two Bedroom Cottage



Canes Cottage, Kings Street, Odiham, Hook, Hampshire, RG29 1NH

The Property

This charming Grade II listed cottage, believed to date back to around 1700, with the rare benefit of a generous garden, is situated in the desirable village of Odiham. Canes Cottage boasts a wealth of character, including wooden latch doors, exposed beams, vaulted ceilings and fireplace.

Accommodation includes living room, inner hall/dining area, kitchen/breakfast room, bathroom, two bedrooms and to the outside a garden.

Ground Floor

The inviting living room with exposed beams and a feature log burner fireplace, opens into a useful inner hall which could be used as a dining/study area. There is a well-appointed fitted kitchen/breakfast room with integrated appliances with direct access out to the rear garden.

The well-appointed, fitted family bathroom suite has an over-bath shower.

First Floor

On the first floor are two good sized bedrooms boasting exposed beams. The main bedroom benefits from two built-in wardrobes.

Outside

Outside immediately to the rear of property is a private patio area with steps leading up to further BBQ/patio area and lawn. The pretty, enclosed garden is well stocked with a range of mature plants and shrubs. At the end of the garden is a gate for rear access to the property.

Location

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, offers a good range of day-to-day facilities including a health centre, dentists, Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses, and restaurants.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants.

There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The state schooling in the area is well regarded, including Buryfields Infant School, Mayhill Junior School, and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill.

Tax band is C and local council is Hart District Council.















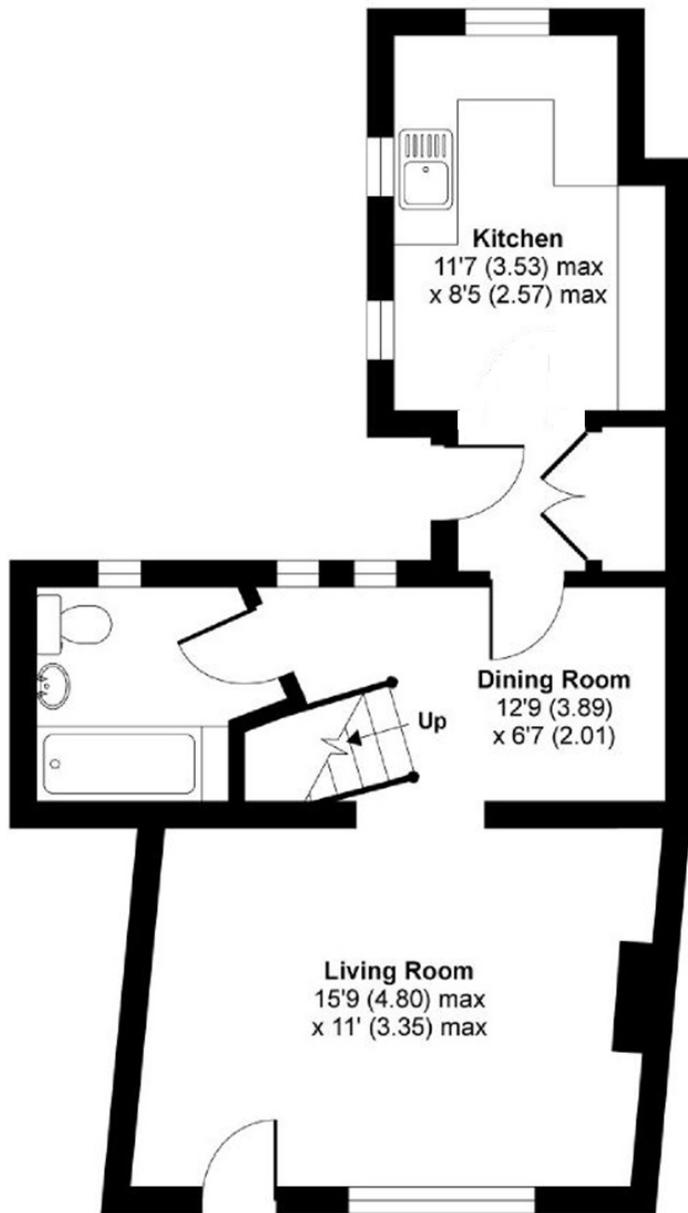




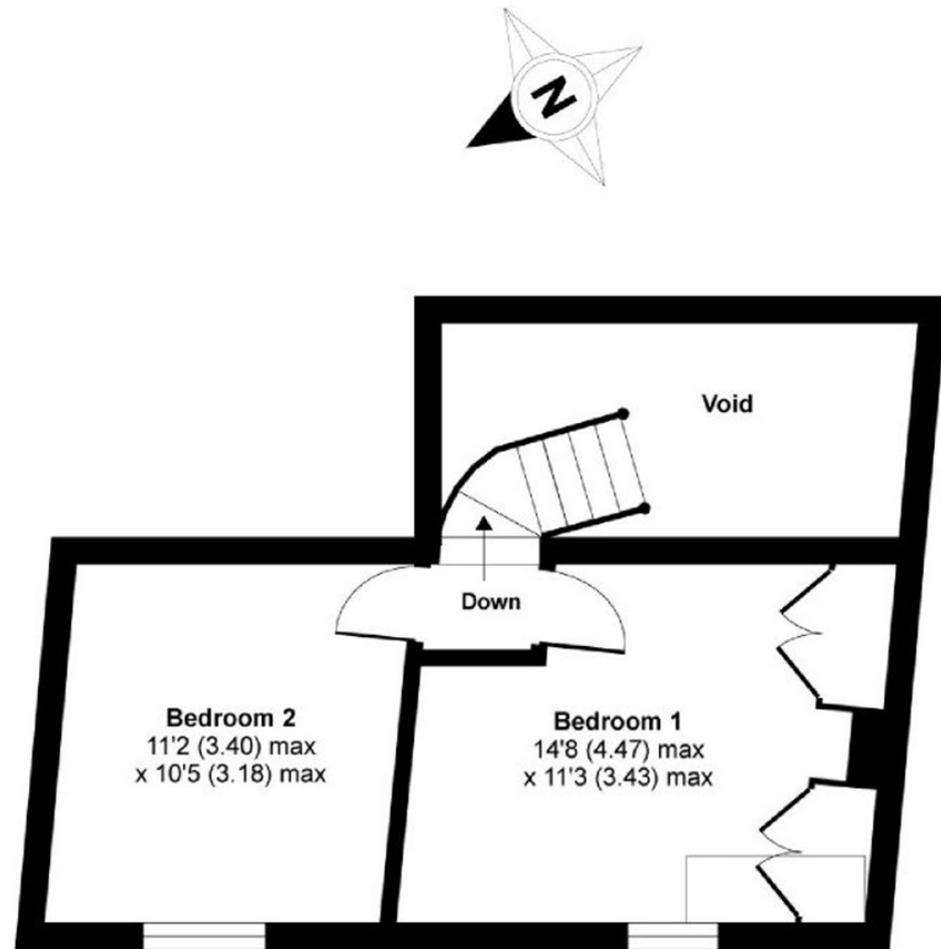




APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT 69 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 2 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG29 1NH. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, gas and mains drainage.

Local Authority

Hart District Council
01252 622122
Band C



www.mccarthyholden.co.uk