



The Barn Palace Gate Farm, Odiham

McCarthy
Holden

Guide Price £350,000



10 The Barn Palace Gate Farm

Odiham,

Situated within close proximity of Odiham High Street, this one-bedroom barn conversion has been finished to a high standard to create spacious and flexible accommodation throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Central Village Location
- Allocated Parking
- No Onward Chain
- Study Area
- Kitchen/Living/Dining Room
- Bathroom



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Holden



The Property

Situated within close proximity of Odiham High Street, this one-bedroom barn conversion has been finished to a high standard to create spacious and flexible accommodation throughout.

Benefits to this property include exposed beams, allocated parking, study area, no onward chain and an ideal purchase for a first-time buyer, downsizers or investment buyer.

Ground Floor

The property is entered via a porch leading into a hallway with direct access into the downstairs WC/utility room. The spacious, light and airy open-plan living room has a feature, exposed brick and timber wall.

Off the living room is the kitchen which has been finished to a high standard and offers a range of units, work surfaces, integrated appliances, and additional space for appliances.

First Floor

The generous bedroom benefits from vaulted ceilings, timber beams and skylights bringing plenty of natural light into the bedroom. There is also a separate study and dressing area.

The family bathroom suite comprises a sink, w.c and bath with over-bath shower.

Outside

The property is located within in a private complex with an allocated parking space.

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.

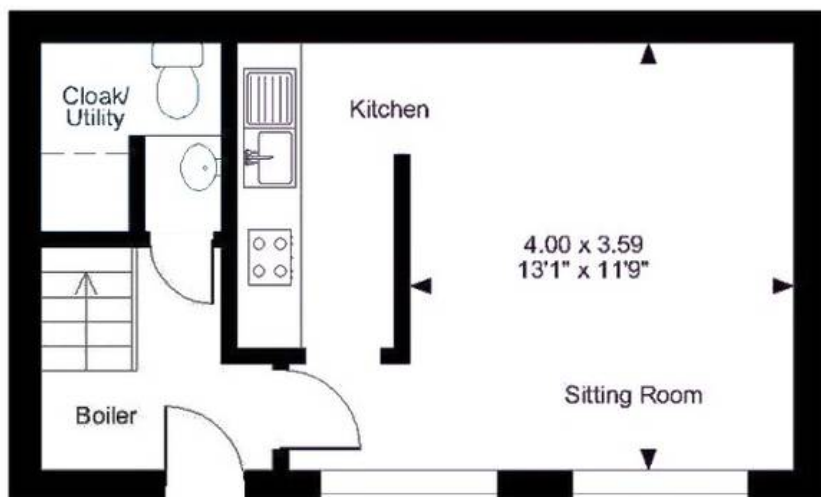
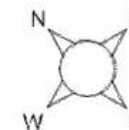
There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

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

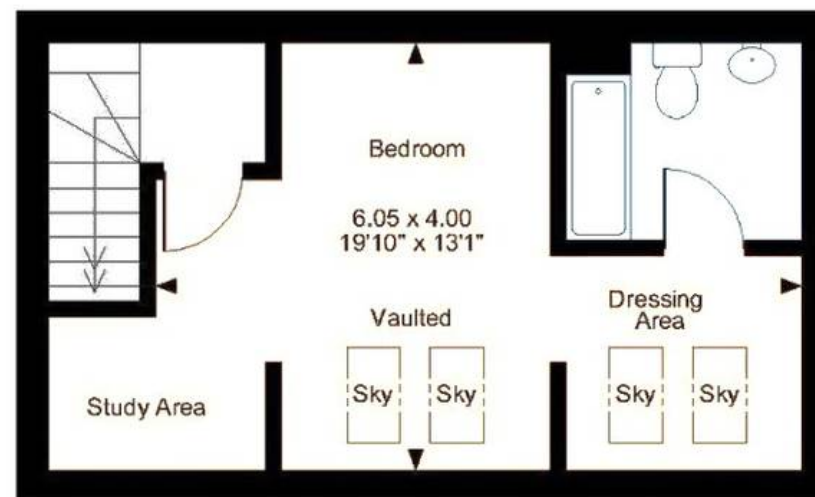




10 The Barn, Palace Gate Farm
Internal area 602 sq ft (56 sq m)



Palace Gate Plot 10
Ground Floor



Palace Gate Plot 10
First Floor



McCarthy Holden Odiham

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