Knight Frank

THE BURY HOUSE, ODIHAM

Hampshire, RG29 1LZ

LANDMARK GEORGIAN VILLAGE HOUSE OF REMARKABLE HERITAGE

Grade II listed village house with elegant accommodation, walled gardens, swimming pool and a two-bedroom stable flat, combining rich architectural heritage and beautifully restored accommodation extending to approximately 8,000 sq ft.

7-9	5-6	7	EPC D

Grade II Listed

Local Authority: Hart District Council | The Bury House Council Tax Band: H | The Stable Flat Council Tax Band: C

Main House EPC: tbc | Stable Flat EPC C

Tenure: Freehold

Services: All mains services connected

HISTORICAL PROVENCE BEAUTIFULLY PRESENTED

Understood to stand on the site of the Saxon palace that formed the centre of the original settlement of Odiham. The Bury House is a historically significant village residence and is believed to have welcomed notable figures throughout its history, including members of the Chamberlain family and even perhaps Sir Winston Churchill. Carefully and sympathetically maintained and presented the house combines the comforts of contemporary living with an exceptional sense of history and period character. Natural light flows throughout the elegant interiors, highlighting the beautifully proportioned rooms and wealth of original features. These include sash windows with working shutters, feature fireplaces, exposed brickwork, wide floorboards, and other fine details synonymous with the Georgian period.

BIRD

The Bury House

WONDERFULLY SPACIOUS & RICH IN CHARACTER

The result is a wonderfully characterful and welcoming home, where its historic origins and architectural charm are complemented by the practical comforts expected of modern living.

The ground floor provides an outstanding array of reception space, perfectly suited to both family life and entertaining on a grand scale. A welcoming entrance hall leads to four exceptional principal reception rooms comprising an elegant drawing room, formal dining room, morning room and family room. The kitchen forms the heart of the home, complemented by a pantry, laundry room and boot room. Adjoining the kitchen, a spacious conservatory provides an ideal everyday dining area with lovely views across the gardens. Further accommodation includes a snug/study and an impressive games room with a fully fitted kitchenette and guest cloakroom. This highly versatile space offers potential for a ground-floor bedroom suite, subject to any necessary consents. A substantial and accessible cellar beneath the house provides excellent storage and could equally serve as a wine cellar.

The first floor hosts a magnificent principal bedroom suite with dressing room and en suite bathroom, alongside three further bedrooms and a guest bedroom with en suite facilities. On the second floor are two additional bedrooms, a family bathroom, generous playroom, attic store rooms and further flexible accommodation.

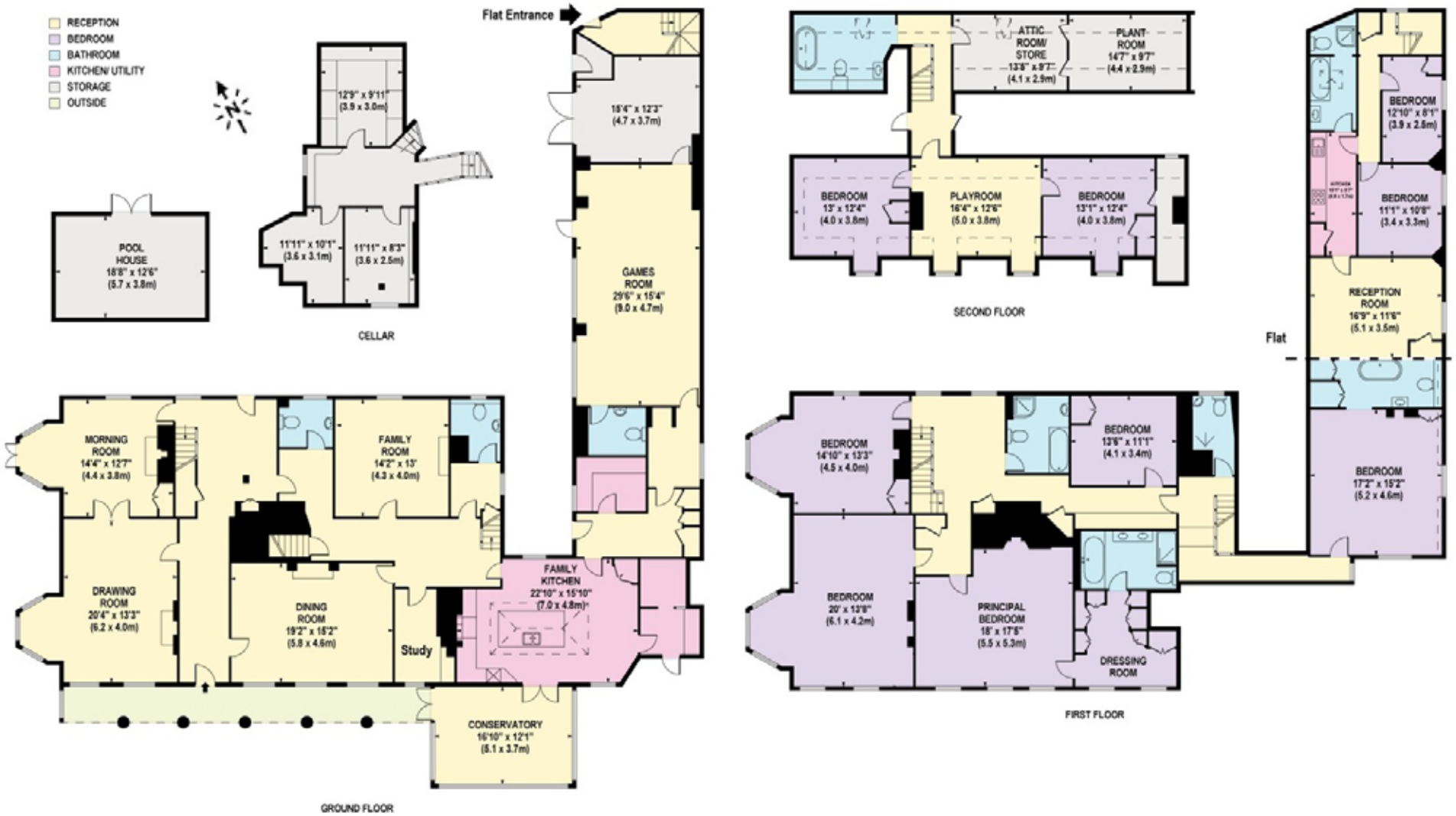
PRIVATE GROUNDS IN THE HEART OF ODIHAM

Approached through gates, The Bury House enjoys ample driveway parking and a wonderful sense of privacy. The gardens are a particular feature, enjoying a prized west aspect and enclosed by historic walls enjoying all day sun. An elegant, covered veranda overlooks a broad terrace and beautifully maintained lawns bordered by mature planting. A charming wisteria-clad pergola creates a delightful focal point and peaceful area for outdoor relaxation. Beyond, a separate walled pool garden provides a superb setting for summer entertaining, featuring an outdoor heated swimming pool, complemented by a pool house and outdoor bar. In addition to the principal residence, The Stable Flat offers excellent independent secondary accommodation. Comprising a sitting room, kitchen, two bedrooms and a bathroom and shower room, it provides ideal space for extended family, guests, staff accommodation or potential income generation, subject to any necessary permission.

LOCATION

Positioned in the heart of the highly sought-after village of Odiham, The Bury House combines the convenience of a central village setting w. Odiham is a historic market town with a wide selection of shops, a Post Office, doctor's surgery, opticians and dentists, restaurants and every day amenities set along the High Street that hosts a weekly Friday market. Close by Hook offers further local convenience. Nearby Farnham has a good range of High Street and independent shops, cafes and restaurants. More extensive facilities can be found in Guildford and Basingstoke. The property is ideally placed for commuting with easy access to the M3 and mainline stations at Hook and Winchfield. Educational needs are well served, with infant, junior and Robert Mays secondary school in the village. Independent schools include Lord Wandsworth College, Frensham Heights, St Nicholas School, and Edgeborough in Frensham, Wellesley Prep, St Neots Prep, Winchester College, Marlborough, Bradfield and Eton. Recreational needs are met by the Barnsgrove Members Club and the Four Seasons Hotel. The surrounding area is very well known for its fine Hampshire countryside and provides outstanding opportunities for walking, riding and cycling directly accessible.

Hook & Winchfield 3 miles (London Waterloo from 49/53 minutes) Basingstoke 8 miles (London Waterloo 45 minutes), Farnham 8 miles, Alton 8.5 miles M3 (J.5) 2 miles (all distances and times are approximate)



(Including Basement / Loft Room)
Approximate Gross Internal Area = 799 sq m / 8000 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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