



Selbon

Residential sales & lettings

West Street, Odiham, Hook,
Hampshire, RG29 1NR
Guide price £375,000 Freehold



01252 979300
Selbonproperty.co.uk

- Grade II Listed
- Exposed Beams
- Bonus Cellar Room
- Refitted Shower Room
- Two Bedrooms
- Close Proximity of Odiham High Street
- A Wealth of Charm and Character Throughout
- Refitted Kitchen
- Enclosed Courtyard Garden
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached Grade II listed cottage which is situated within the sought after village of Odiham. Benefits to this property include a bonus cellar room, a refitted kitchen, a refitted shower room, exposed beams and the added benefit of being within close proximity of Odiham High Street.

Accommodation comprises of an entrance hall which opens into the light and airy living/dining room which offers exposed beams and a staircase with a glass banister that leads down to the cellar. The cellar could be used for a study, games room or extra storage. The refitted kitchen has been finished to a high standard and offers a range of appliances including oven, hob, fridge/freezer, dishwasher and plenty of storage.

On the first floor there are two generous bedrooms both benefiting from built in storage space. The first-floor accommodation is finished with the refitted shower room which offers sink, toilet and a walk-in shower.

The south facing courtyard garden offers a high degree of privacy. Within the garden you have a small artificial lawn area, a mixture of flowers and shrubs. At the rear of the property, you have a patio area which is ideal for alfresco dining and a gate leading out towards Odiham High Street.

This property is situated at the end of a no through road and this allows the residents to park on the cobbled area of road outside the cottages.

Odiham and its vibrant High Street is within a short distance of the property. There are a range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community. Local schools such as Mayhill, Buryfields and Robert Mays are well regarded. Nearby towns such as Farnham, Fleet, Basingstoke and Reading are a short drive away and provide further shopping and recreational facilities.

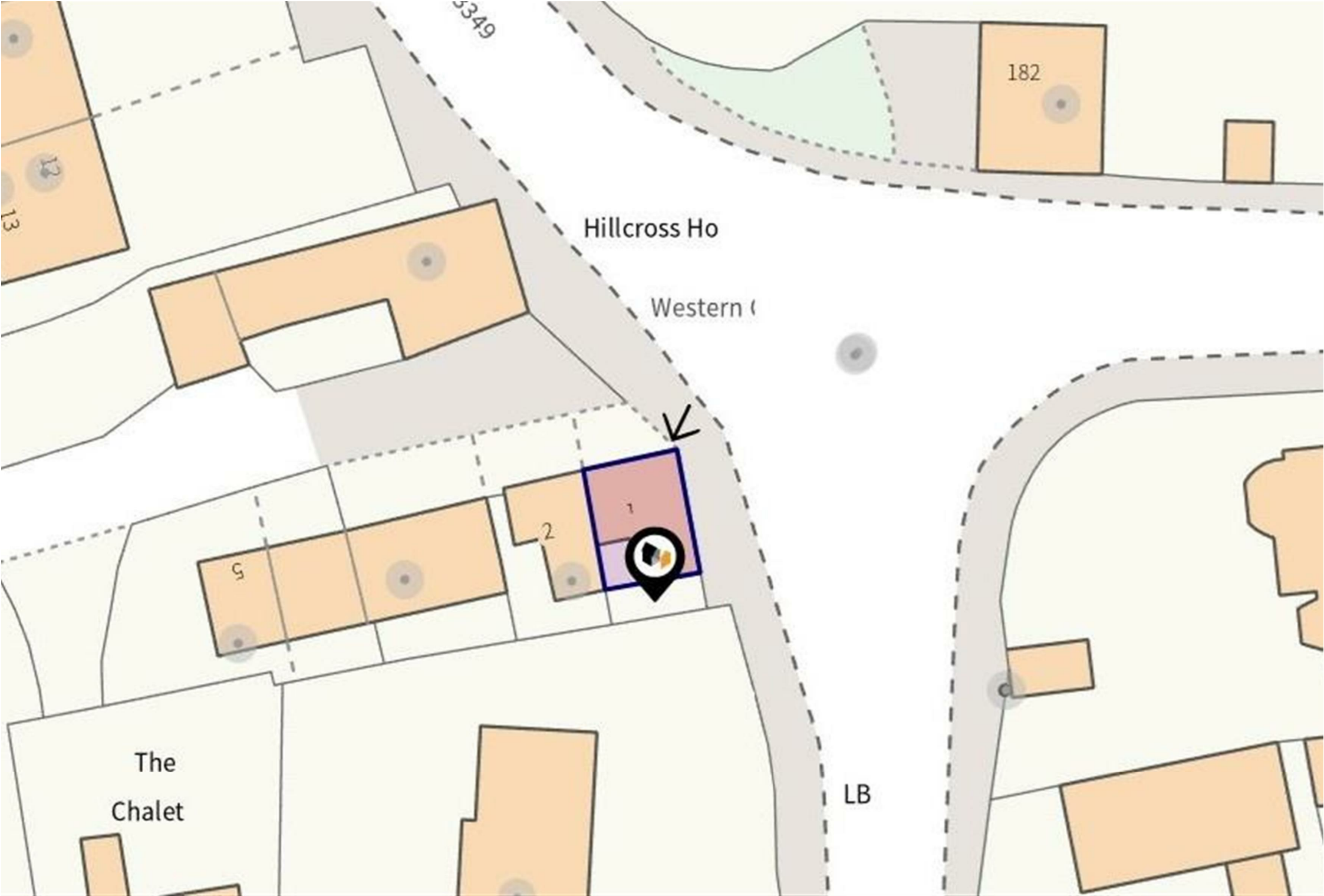












5349

182

Hillcross Ho

Western (



2

1

5

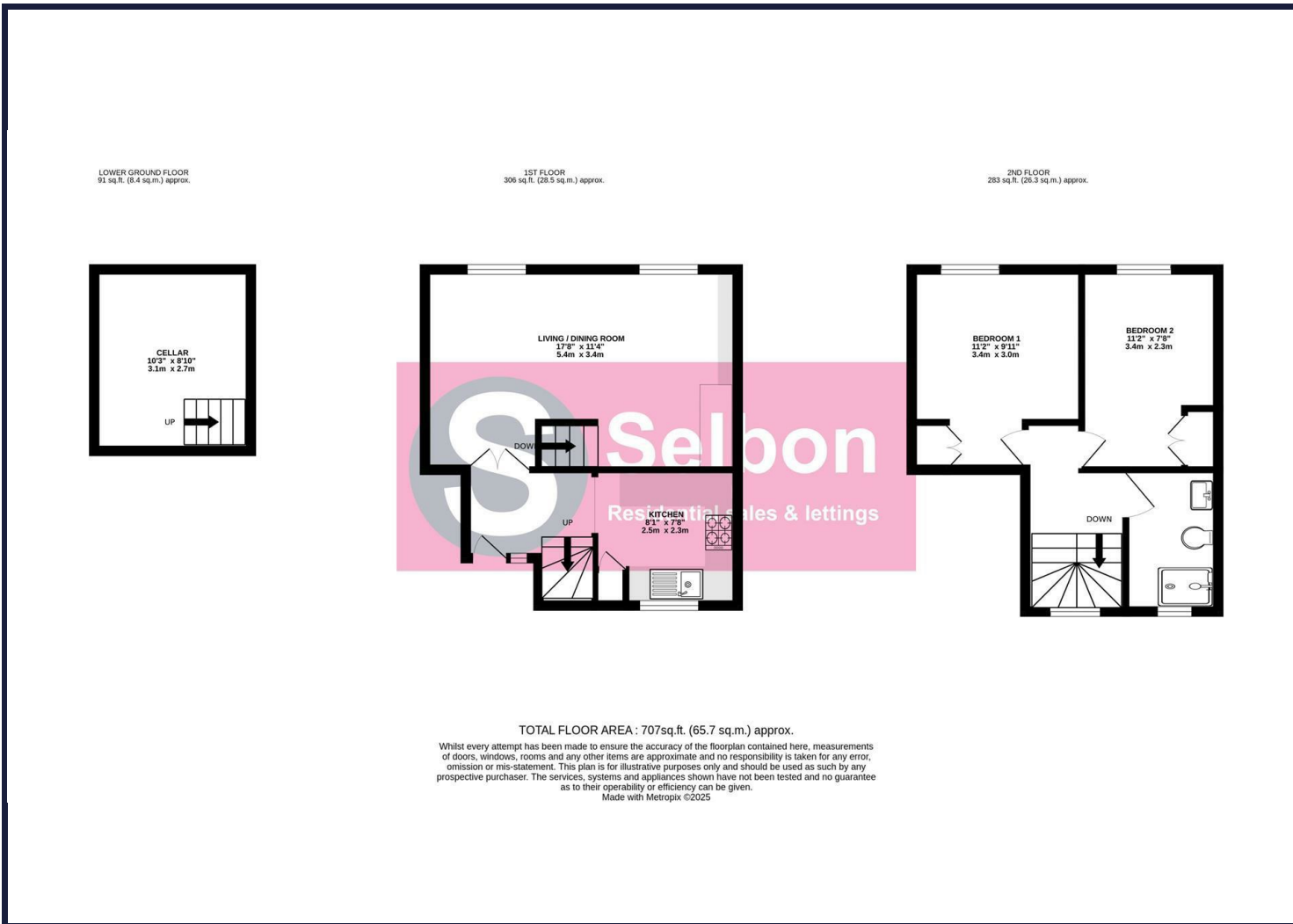
13

13

The
Chalet

LB

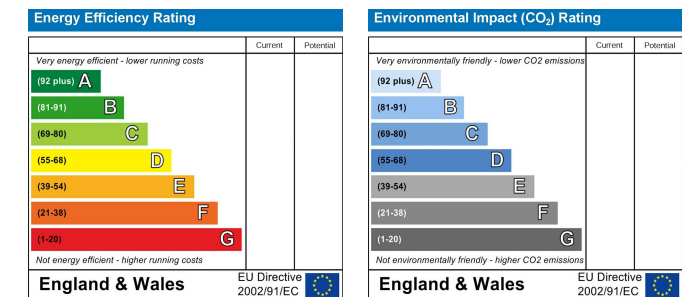
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. 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.

Council Tax Band: D

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk