



- 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.

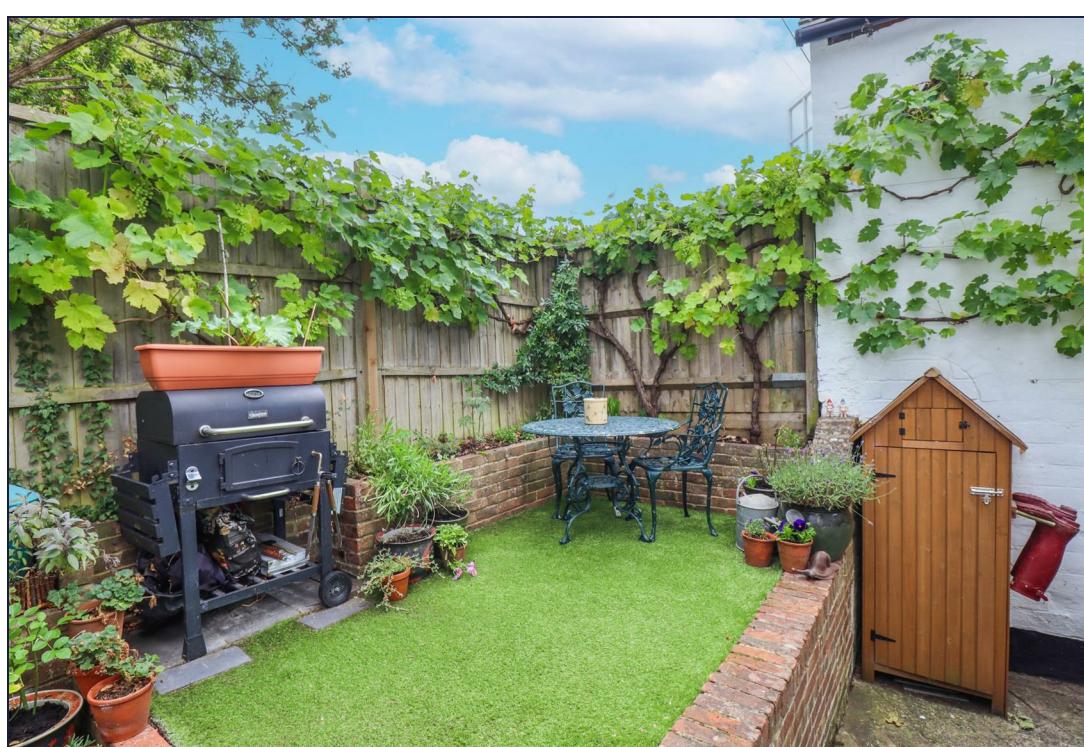
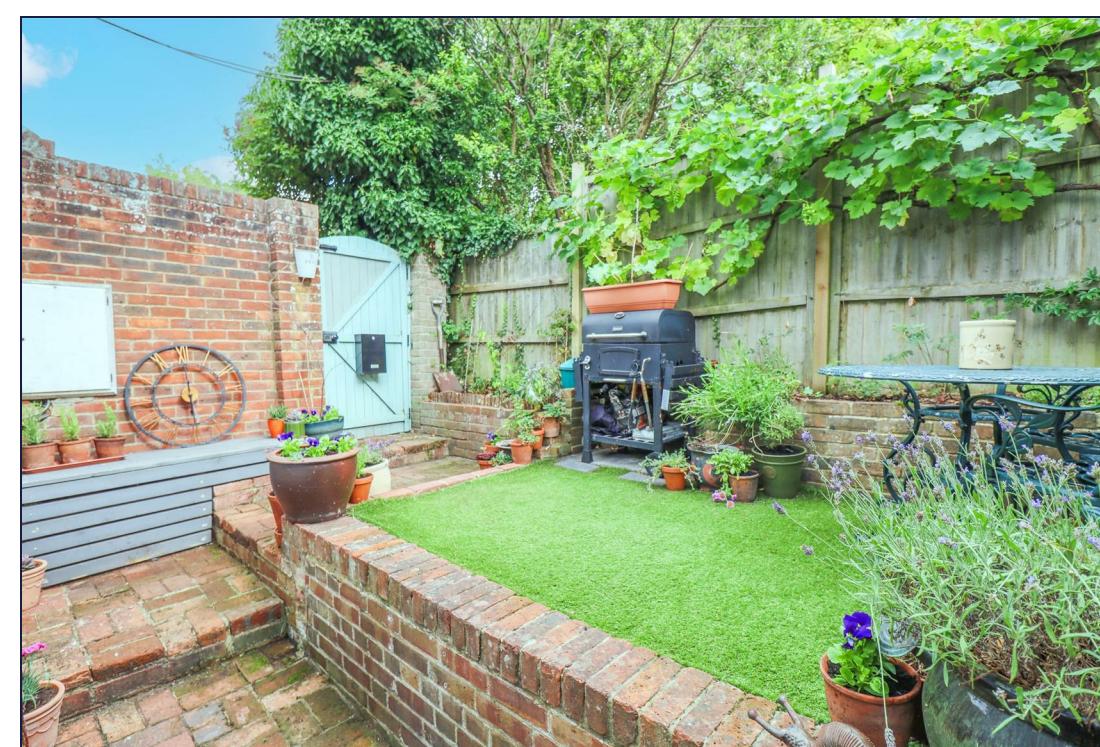
Odiham and its vibrant High Street is within a short distance of the property. There are a range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community. Local schools such as Mayhill, 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.

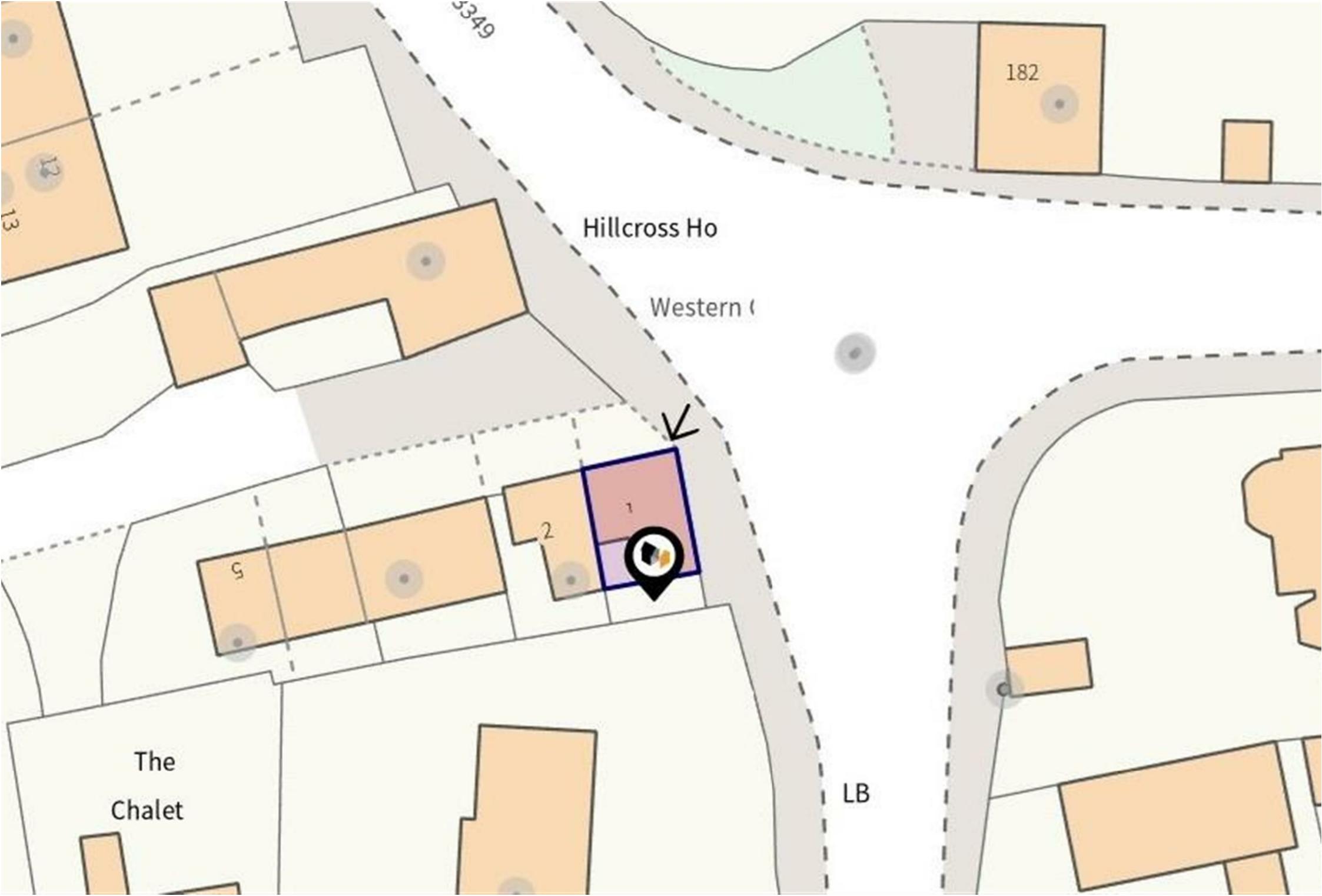










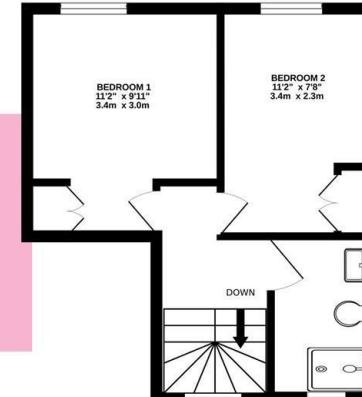
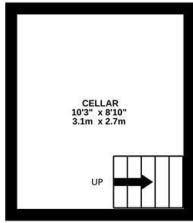


Floor Plans

LOWER GROUND FLOOR
91 sq ft. (8.4 sq.m.) approx.

1ST FLOOR
306 sq ft. (28.5 sq.m.) approx.

2ND FLOOR
283 sq ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 707sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

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Council Tax Band: D

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