

The Granary Monks Yard Odiham

 Knight
Frank





An enchanting detached property in the heart of this first class village.





Situation

The Granary Monks Yard is situated in the heart of Odiham in The Bury, a quiet residential square with the church as its focal point, within a Conservation Area. Odiham is a charming and bustling market village, with a most attractive Georgian high street, which offers a good selection of boutique shops and restaurants and a weekly market with local produce, together with local services, including a medical centre, dentists, optician and sought after primary and secondary schools. More extensive shopping and recreational facilities can be found in the regional centres of Fleet, Basingstoke, Farnham and Guildford. There are good independent schools nearby. The area around Odiham is delightful, with some beautiful countryside and also the Basingstoke Canal offers wonderful towpath walks.



Hook & Winchfield 3 miles (London Waterloo from 49/53 minutes), Basingstoke 8 miles (London Waterloo from 44 minutes). Farnham 8 miles, Alton 8.5 miles, M3 (J5) 2 miles, Heathrow Airport 29 miles. All distances and times are approximate.



Services: All mains services.
Gas fired heating.

Postcode: RG29 1LY



The Granary Monks Yard

The Granary is an enchanting detached home in a wonderful setting within a stone's throw of the pretty Georgian High Street of Odiham. The ground floor accommodation comprises a kitchen, dining room, a spacious study, guest bedroom and a bathroom with shower. There is also access to the tranquil courtyard, which offers a wonderful space for al fresco dining.

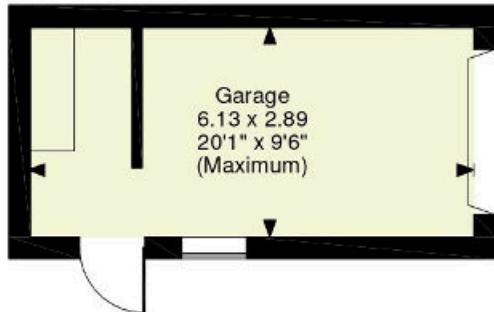
The first floor off the study staircase offers the spacious principal bedroom with ample built in storage and an en suite shower room.

The staircase from the dining area leads to the beautiful living room, featuring period beams and a door leading on to the south facing balcony with a view of the church.

The property is approached over a gravel driveway and has private parking and a 20' garage with planning permission granted to convert it into ancillary accommodation with shower room facilities. (Planning ref: Hart County Council - 21/00443/HOU). There is also a small manageable south facing garden.

This truly unique property is ideal for those who want an easy to maintain home in an exceptional location, within walking distance of first-class amenities.





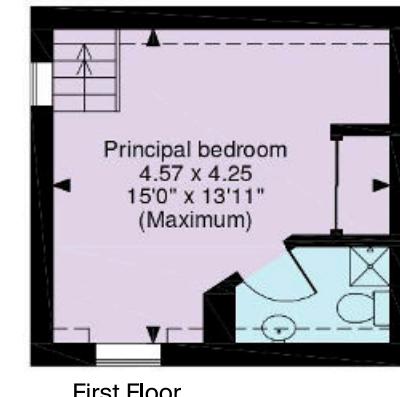
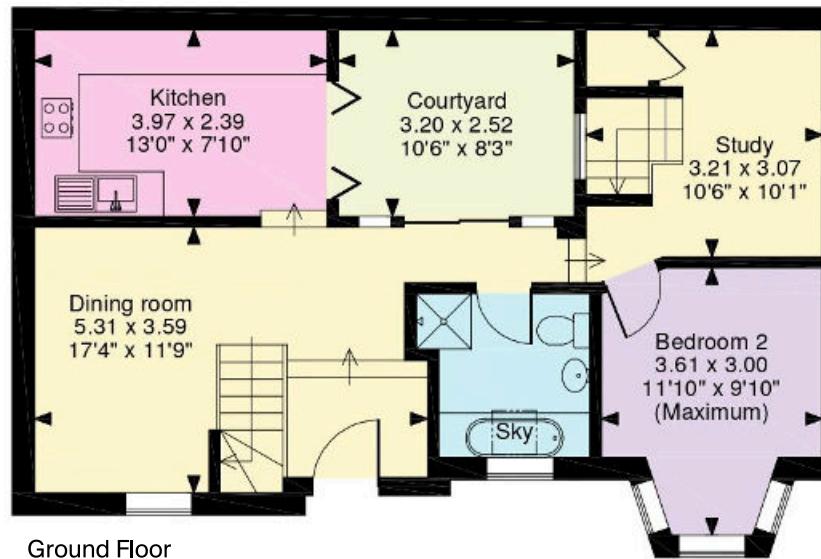
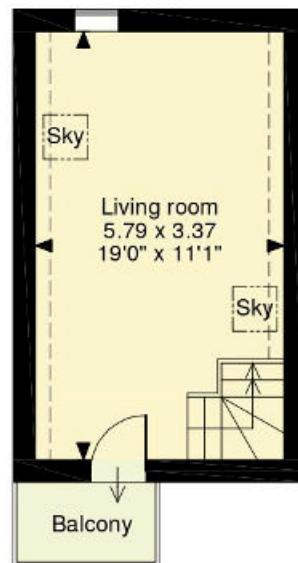
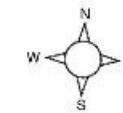
Approximate Gross Internal Floor Area

House 90 sq m/972 sq ft

Garage 18 sq m/191 sq ft

Balcony external area 2 sq m/22 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Above Dining Room

Knight Frank
Basingstoke
Matrix House
Basing View
Basingstoke RG21 4FF

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2021]. Photographs and videos dated [May 2021].

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