

# Regent House, 123 High Street, Odiham

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# A stunningly refurbished Georgian Townhouse in the centre of Odiham.

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Regent House is a meticulously crafted residential gem nestled within a pair of locally listed Georgian period buildings. These architectural treasures have been thoughtfully restored to their original splendour, seamlessly blending with the timeless charm of the surrounding village.

Each townhouse boasts three gracefully appointed stories, complete with a basement courtyard garden and dedicated parking. The interiors are elegantly finished in a neutral palette, showcasing exquisite details such as ornate moulded architraves, skirtings, rich wood panelling, lacquered oak floors, and opulent brass door and window fittings. Luxurious bathrooms enhance the sense of refinement.

Stepping through the grand columned front entrance, you are greeted by a welcoming sitting room with a gracefully curved bay window. Beyond, the inner hall leads to a convenient cloakroom and opens up to the inviting open-plan kitchen and dining area. Sunlight pours in through crittall French doors, offering access to a secluded sunken garden at the rear. The kitchen is a chef's dream, featuring bespoke contemporary cabinetry by Blaeu, a functional island, quartz countertops, and top-of-the-line built-in appliances, including Siemens ovens, an induction hob, and laundry facilities courtesy of Bosch.



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EPC

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Please note, the furniture in this image has been virtually staged.

Ascending to the first floor, you'll discover a luxurious principal bedroom with an en-suite shower room, as well as a versatile study or snug with views overlooking the courtyard. The second floor unfolds to reveal two additional spacious double bedrooms, one of which boasts its own en-suite shower room, along with a well-appointed shared bathroom. The basement presents a world of possibilities - whether you envision it as a lively games room, a cosy snug, or simply as invaluable storage space.

## Outside

You'll find a private courtyard garden and secure parking accessed via Church Street. Each residence enjoys the convenience of two allocated parking spaces, ensuring your comfort and ease of access with an EV charger.





## Property Information:

Services: Mains water, electricity and drainage. Gas fired heating.

Local Authority: Hart District Council

Tenure Freehold

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Postcode: RG29 1LA

## Situation

Hook 2.5 miles Winchfield 4 miles (London Waterloo from 49/53 minutes), Basingstoke 8.5 miles (London Waterloo from 44 minutes). Farnham 8 miles, Alton 9 miles, M3 (J5) 2.5 miles, Heathrow Airport 29 miles. All distances and times are approximate.

Regent House is in the centre of the stunning and highly sought-after village of Odiham. This charming and bustling market village, with a most attractive Georgian high street, 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.



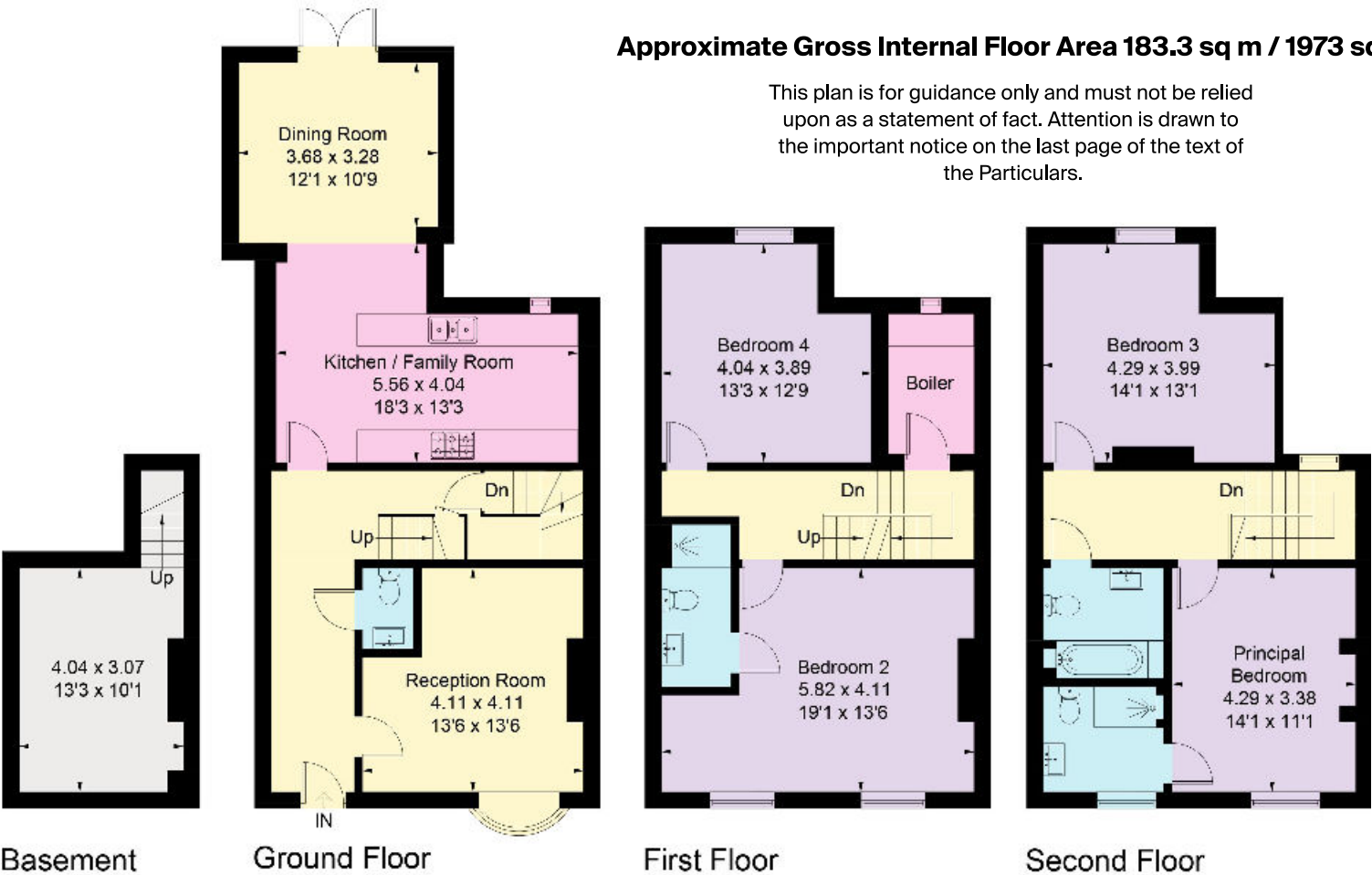


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**Approximate Gross Internal Floor Area 183.3 sq m / 1973 sq ft**

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.



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