



MARYCOURT

Odiham, Hampshire





A LANDMARK GRADE II* LISTED HOUSE OCCUPYING ONE OF THE LARGEST AND BEST PLOTS IN ODIHAM

Summary of accommodation

Ground Floor: Entrance hall | Dining room/study | Drawing room | Sitting room | Family kitchen/garden room
Utility/pantry | Boot room | Cloakroom | Cellar

First Floor: Principal bedroom with adjoining bathroom | Three further bedrooms and two bathrooms | Laundry room

Second Floor: Two bedrooms and a bathroom

The Coach House: Sitting room | Kitchen | Bedroom | Bathroom | Study

Outside: Swimming pool | Stunning formal gardens | Orchard | Various stores | Greenhouse | Two bay open garage

In all about 1.29 acres

Distances: Basingstoke 9.2 miles (London Waterloo from 46 minutes), M3 J5 2 miles
Winchfield Station 3.5 miles (London Waterloo from 50 minutes), Heathrow Airport 29 miles
Southampton Airport 36 miles, London 46 miles
(All distances and times are approximate)

SITUATION

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.



MARYCOURT

Marycourt is an important Queen Anne house, situated on Odiham High Street. Built in 1698 and named in the renowned Pevsner 'Buildings of England' book as 'a splendid house at Odiham.' The house underwent a thorough renovation in 2012, which included a new roof and insulation, full re-plumbing, re-wiring, reinstatement of original window layout in the rear and extensive restorations internally.

The house has a prominent entrance on the High Street, both the brickwork pointing, the porch and the main staircase have been given a Grade II* listing for their historical prominence. There is a grand entrance hall with formal reception rooms at the front of the house comprising a drawing room with an open fire and a dining room, currently used as a study.







The kitchen has been extended to create a wonderful, large open plan space with floor to ceiling windows and doors opening onto the terrace. There is a lovely sitting room towards the rear of the house with a wood-burning stove and sash windows overlooking the garden.

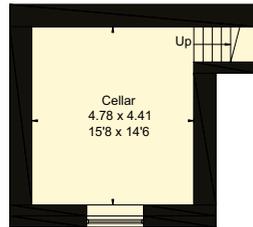


The first floor has four fabulous bedrooms with high ceilings, the principal bedroom has stunning views over the gardens and fields beyond and an adjoining bathroom. There is a family bathroom on this floor and another adjoining bathroom for the guest bedroom. There is a useful laundry room on this floor with stairs leading directly to the utility/pantry room. The second floor has two further well-proportioned bedrooms and a bathroom.

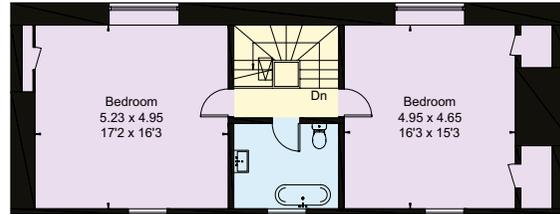




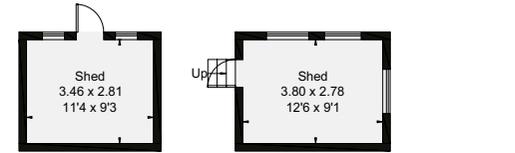
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar

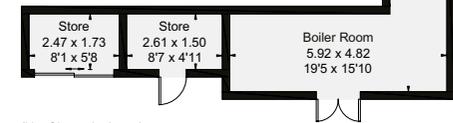


Second Floor

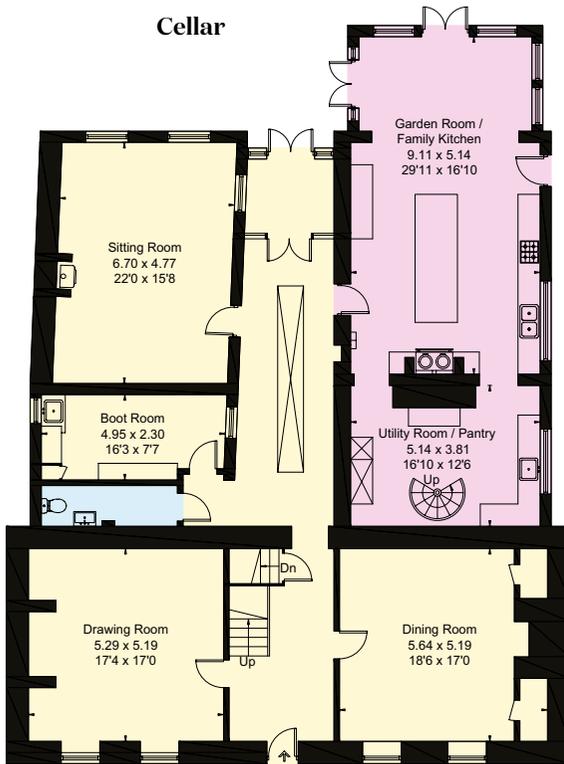


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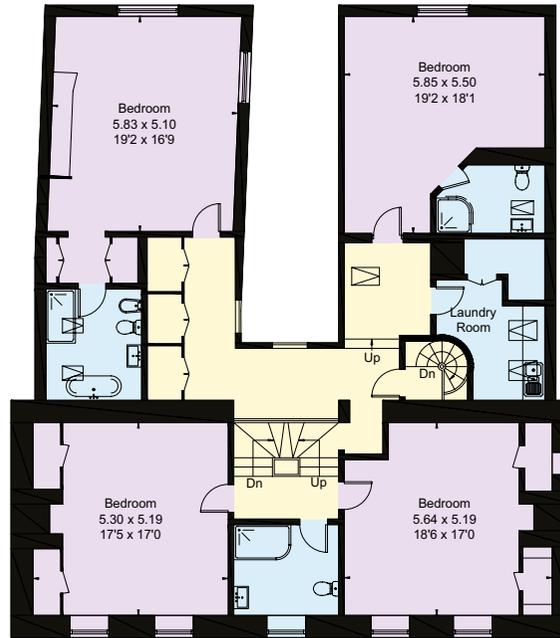
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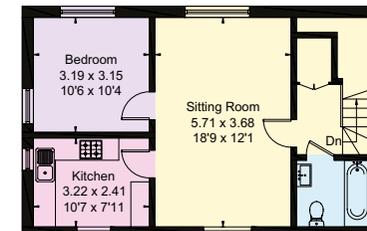
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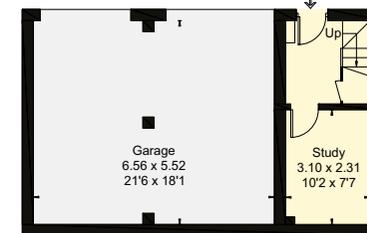
Ground Floor



First Floor

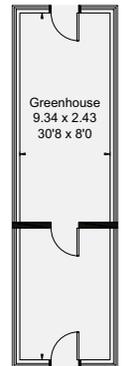


The Coach House - First Floor



The Coach House - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area

House = 519.4 sq m / 5590 sq ft (Including Cellar)

The Coach House = 64.4 sq m / 693 sq ft

Outbuildings = 103.7 sq m / 1116 sq ft (Including Garage / Sheds)

Total = 687.5 sq m / 7399 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.



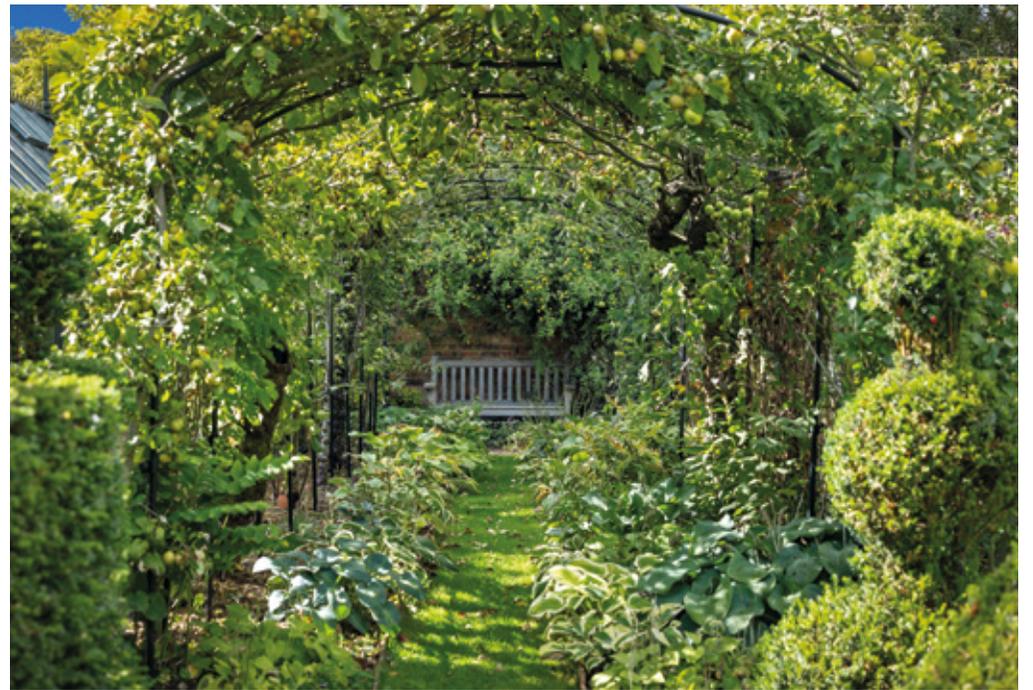
OUTSIDE

Totalling approximately 1.29 acres this is one of the largest plots in central Odiham, offering peace and tranquillity away from the bustling High Street. Facing due south the formal gardens have been beautifully designed with mature beds, a rose archway, an orchard and fabulous topiary. There is also a swimming pool and a paddock beyond the formal gardens.

There is a gravel driveway to the side of Marycourt offering ample parking and an open bay garage. The Coach House offers excellent secondary accommodation which is currently rented out. There is a study on the ground floor and above a bedroom, separate sitting room and a bathroom.











PROPERTY INFORMATION

Services: Mains water and drainage. Central heating via Biomass boiler for the house, Coach House and the swimming pool.

Tenure: Freehold

Local Authority: Hart District Council

Council Tax: Band H

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