



## Atmospheric cottage of historical importance

Farnham Road, Odiham, Hampshire RG29 1AA

Freehold

savills

Living room with inglenook fireplace • kitchen • ground-floor bathroom • one bedroom • outside store • garden

#### Local information

Odiham is one of the most attractive small towns in Hampshire. It has a parish church, library and several schools, a medical centre, dental surgeries and an optician, a Post Office, a small supermarket, a range of other shops, and a selection of public houses and restaurants. All of this is augmented by what is available in the environs, such as in the towns of Farnham, Basingstoke, Alton and Fleet. There are mainline stations, with trains to London Waterloo, at Winchfield (from 48 minutes) and Hook (from 52 minutes). The M3 (junction 5) is within easy reach, providing fast access to the national motorway network, as well as Heathrow, Gatwick and Southampton airports. An extensive network of public footpaths is centred on Odiham. Open countryside to the south of the town is just a few minutes walk from the property. So too, to the north and north east, is the 11th-century royal deer park, the Basingstoke Canal, and Odiham Common.

#### About this property

Odiham was an important royal town in the Middle Ages. The buildings of the medieval settlement survive in considerable numbers, many behind frontages of later date. 7 Farnham Road is an example. Its core is the hall section of an important and well-preserved medieval house, of which the early 14th-century cross wing survives as 6 Farnham Road. The hall is believed to be a re-building of about 1410 of an earlier hall.

No.7 also has fabric of about 1600, which is when the medieval house was divided into three cottages (6, 7 and 8 Farnham Road; currently listed grade II). In the 1840s it was extended towards the street and towards the garden. It was comprehensively restored in the 1970s and upgraded then and more recently. The front door of no.7 opens into a usefully broad hallway which leads to the living room with a wide inglenook fireplace, a compact bathroom, and to the staircase. The kitchen is reached from the living room. The kitchen has a back door that provides access out to the garden. Massive upper timbers of the early 15th-century hall give the deep upstairs room a unique and remarkable character.

#### Garden

The garden, to the rear, is wider than the cottage, long, and slightly angled. It has much charm, an interesting variety of well-established perennials and small trees, and a pleasing sense of enclosure and privacy.

Agents Note; There is a flying freehold.

#### Tenure

Freehold

#### Local Authority

Hast District Council 01252 622122

EPC rating = Listed Building

#### Viewing

Strictly by appointment with Savills





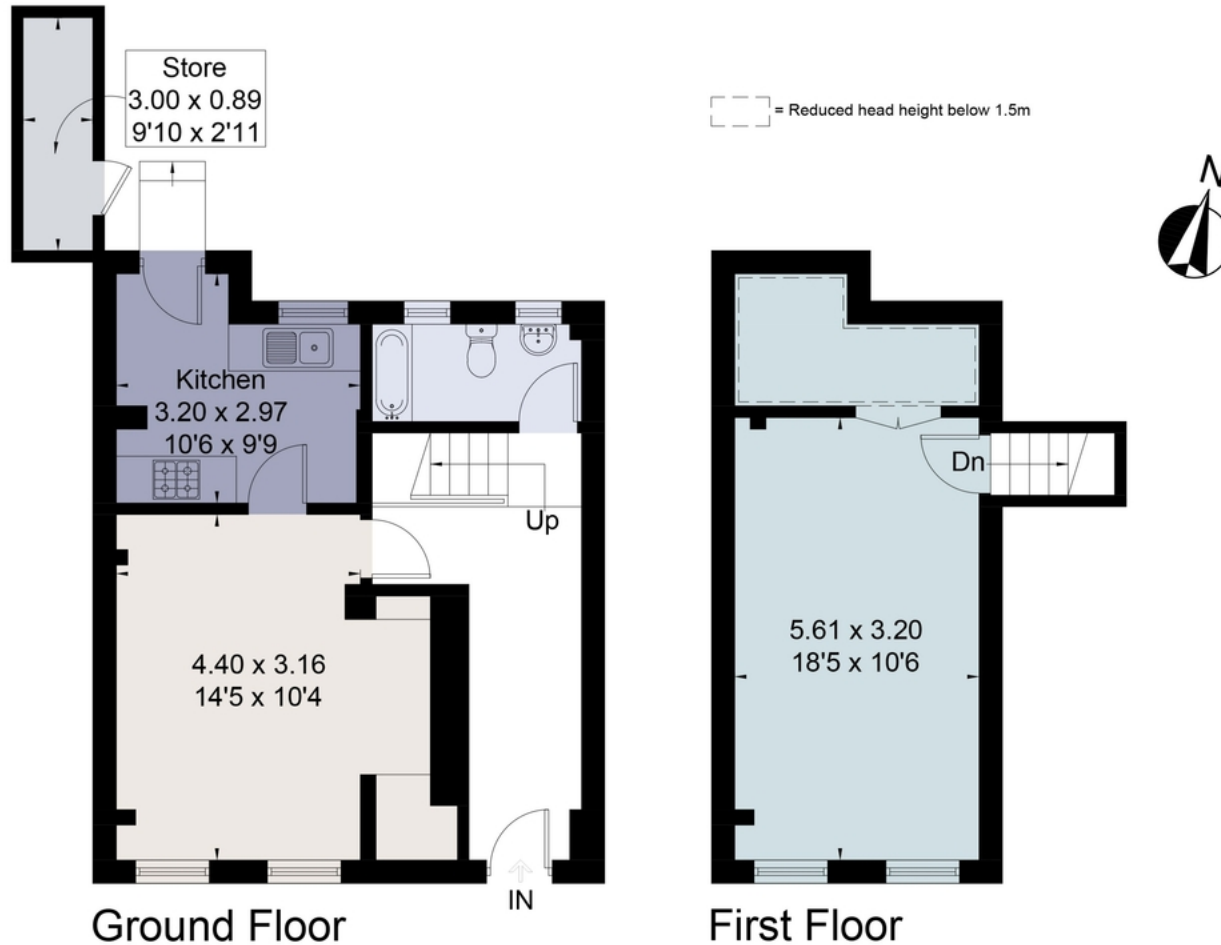
**Farnham Road, Odiham, Hampshire RG29 1AA**  
**Gross internal area (approx)** 66.5 sq m / 716 sq ft  
**Outbuildings** 2.7 sq m / 29 sq ft  
**Total** 69.2 sq m / 745 sq ft

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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