

Red Lion Mews  
Three Bedroom Detached Property



## Red Lion Mews, Odiham, RG29 1HP

### The Property

Situated just off Odiham High Street, this three-bedroom home within Red Lion Mews is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a refitted kitchen/breakfast room, an enclosed courtyard garden, allocated parking, three reception room and views over the Deer Park.

### Ground Floor

Accommodations comprises of a welcoming and spacious entrance hall leading to the light and airy ground floor accommodation. Within the hall you have a downstairs W/C and access to the kitchen/breakfast room which offers a range of fully fitted integrated appliances including double oven, gas hob, dishwasher, and additional appliance space. From the kitchen you have views towards the parking area and Deer Park beyond. The spacious living room offers a fantastic open plan feel towards the dining room with French doors onto the courtyard garden and Velux windows within the dining room with a set of bi-folding doors opening into the courtyard space. The ground floor accommodation is finished with a useful study area at the rear of the property.

### First Floor

Upstairs the property offers three good-sized bedrooms all with fitted wardrobes space. The light and airy main bedroom offers en-suite shower facilities, and the first-floor accommodation is finished with a family bathroom with toilet, sink and bath with shower overhead.

### Outside

The courtyard garden offers a secluded, outdoor sanctuary with ample space to create a charming garden. Enclosed by brick walls the garden offers a low-maintenance outdoor setting in which to sit, dine and relax whilst enjoying the southerly-aspect.

The property offers two parking spaces which are allocated within the mews.

### Additional Information

Hart District Council Tax Band G

Red Lion Mews has a communal service charge of £389 P/A.

### Location

Red Lion Mews is an imaginative courtyard development by award winning developer Bewley Homes PLC in about 2003 conveniently positioned in the centre of the village.

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, several dentists and a Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses and restaurants.

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including several supermarkets together with further restaurants and wine bars. There are good transport links including the M3 jct5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May's School. Noted independent schools include Lord Wandsworth College, St. Nicholas', St Neots and Daneshill.

























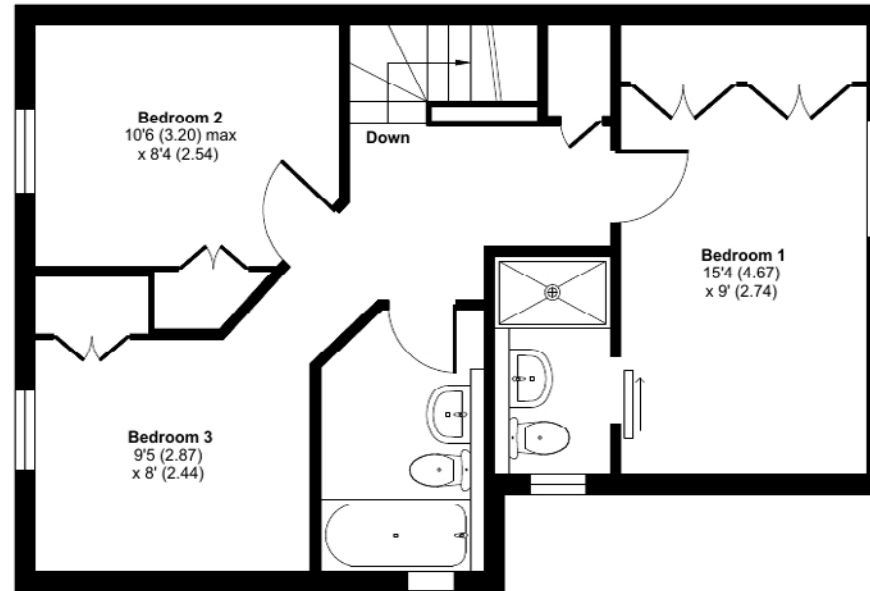




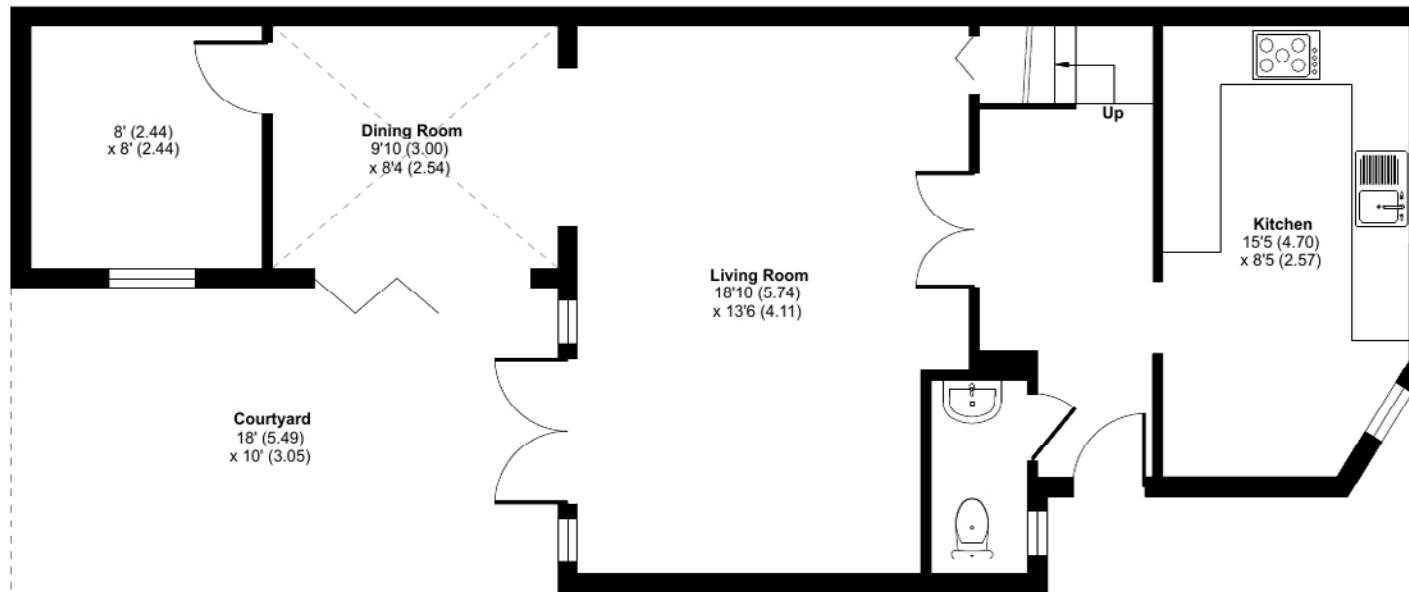
# Red Lion Mews, Odiham, Hook, RG29

Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1147510









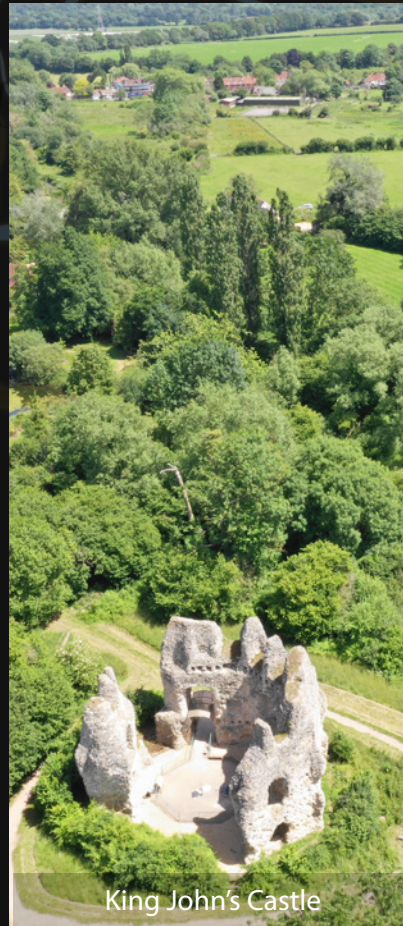
# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG29 1HP. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - C (74)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)

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