



Manley James Close, Odiham
Hook

McCarthy
Holden 



Manley James Close

Odiham, Hook

This well-appointed four-bedroom detached family home is situated in a highly sought-after location in the heart of the desirable village of Odiham, within easy reach of its excellent amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Garden
- Driveway & Garage
- Lovely Views
- Close Proximity of Odiham Centre





This well-appointed four-bedroom detached family home is situated in a highly sought-after location in the heart of the desirable village of Odiham, within easy reach of its excellent amenities. Tucked away at the end of a cul-de-sac, the property enjoys charming views over countryside. This family home combines spacious accommodation within a village setting.

The ground floor offers a spacious living room featuring a fireplace, creating a warm and inviting atmosphere. The fitted kitchen flows into the dining room with doors out to the garden and a further reception room beyond, all benefiting from attractive views over the rear garden. A convenient downstairs WC completes the accommodation on this level.

Upstairs, there are four well-appointed bedrooms and a family bathroom suite. The principal bedroom enjoys built-in wardrobes and a fitted en-suite shower room.

There are views of the countryside from the bedrooms at the rear of the property.

To the rear is a private, enclosed, and beautifully maintained garden. Mainly laid to lawn with mature planting, flower beds, shrubs, and trees. A raised decked terrace provides the perfect space for outdoor dining and entertaining while taking in the far-reaching rural views.

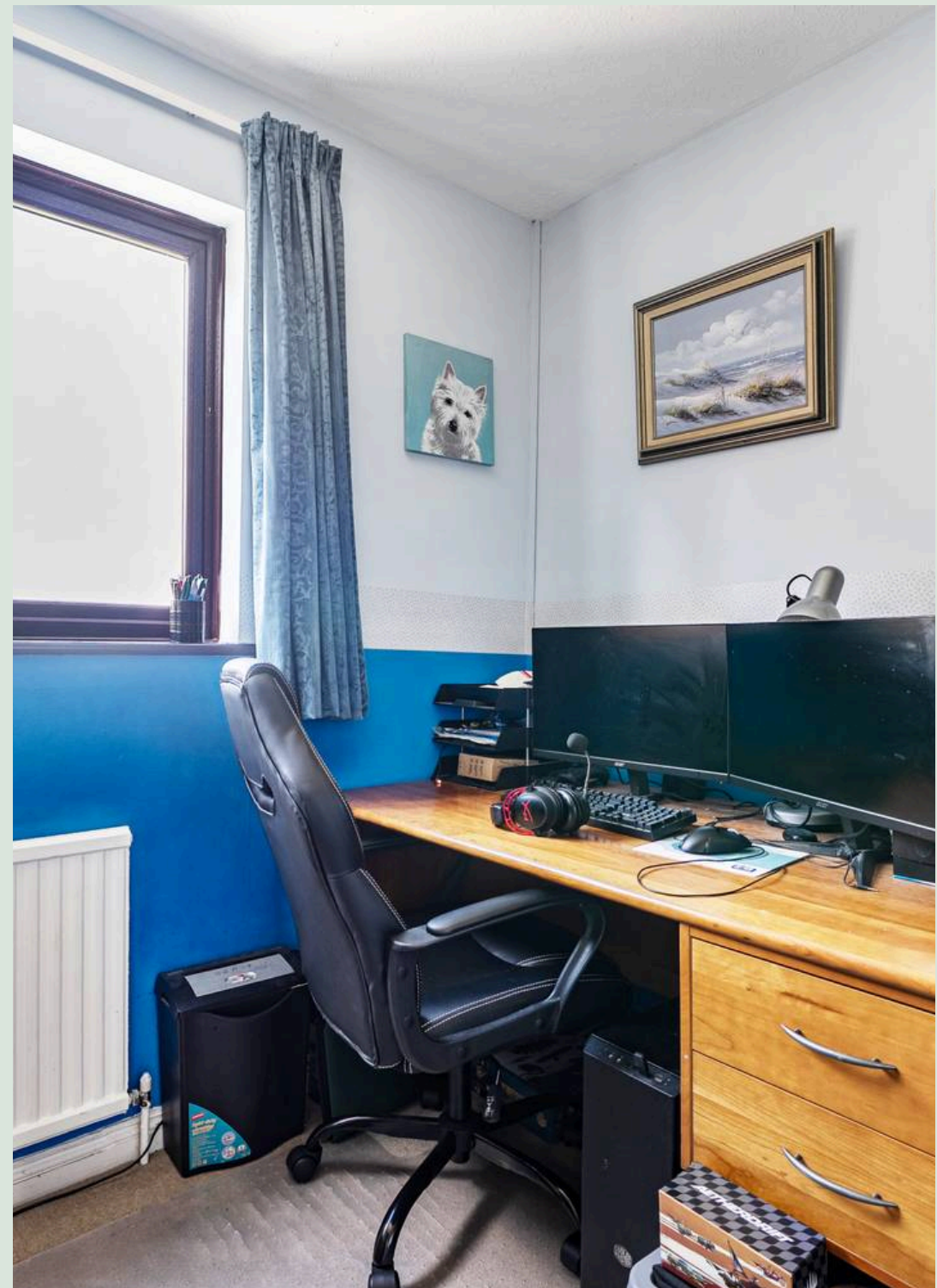
To the front of the property is a further garden, along with a private driveway providing off-road parking and access to a single garage equipped with power and lighting.

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

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including major supermarkets and restaurants.

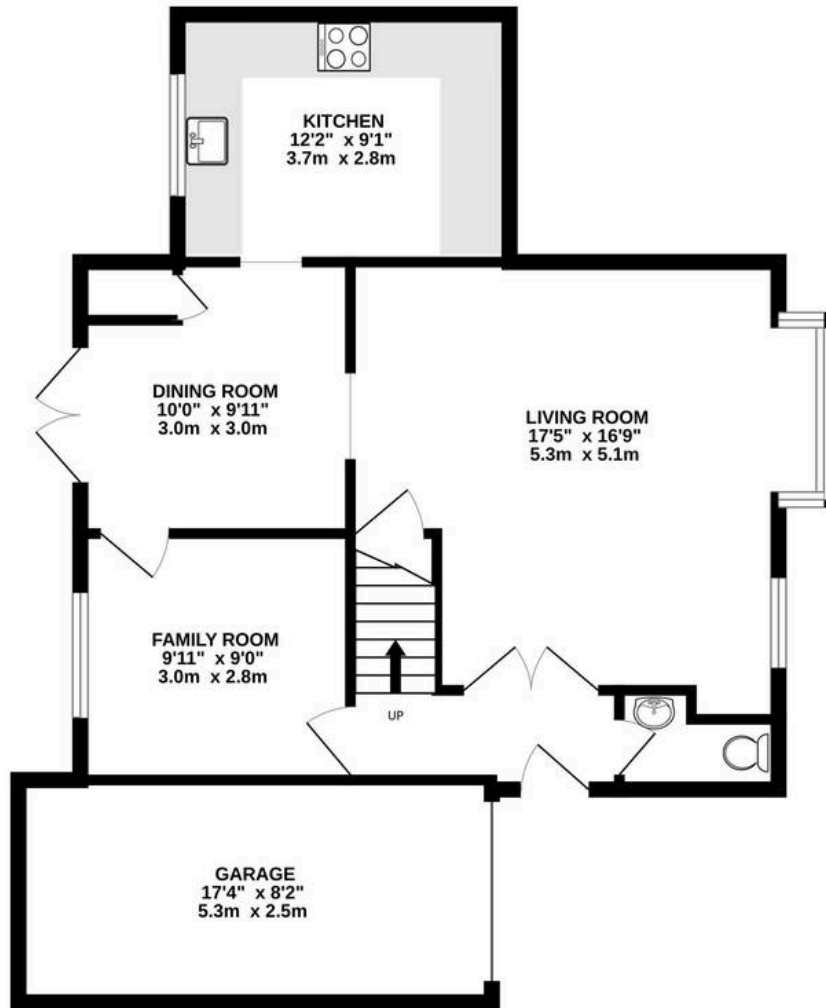
There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

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

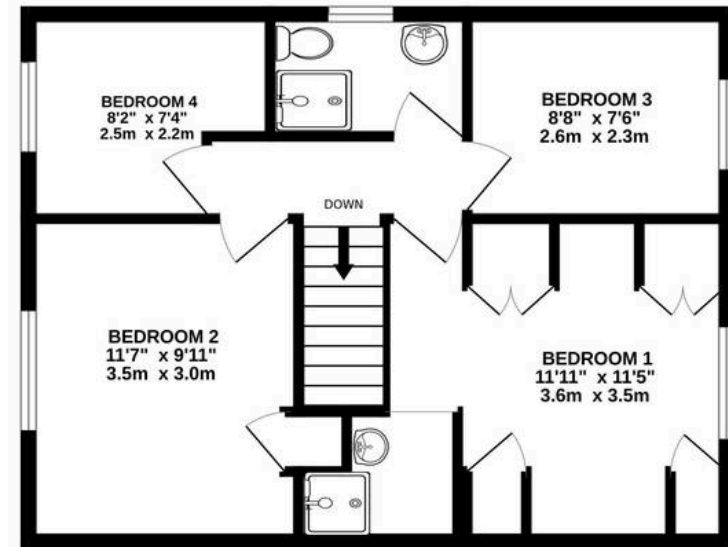




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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