



High Street, Odiham

Hook

McCarthy  
Holden

£800,000





## High Street

Odiham, Hook

This charming, two bedroom, Grade II listed character home, is ideally situated in the heart of the desirable village of Odiham within close proximity of all the amenities on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Central village location
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Outbuilding
- Garage/Office
- Garden/Patio



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A rare opportunity to acquire this beautifully presented Grade II listed cottage, ideally positioned on Odiham's sought-after High Street. Rich in character and charm throughout, the property offers an inviting blend of period features and modern convenience. The property is complemented by gated, driveway parking and an impressive 572 sq ft garage with first-floor office, offering excellent potential for conversion to a single dwelling (STPP).

The welcoming living room enjoys a charming bay window, exposed beams and brickwork, and a striking inglenook fireplace with wood-burning stove. This leads into the well-appointed kitchen/breakfast room, fitted with bespoke cabinetry, a butler sink, and space for appliances, with direct access to the rear garden.

To the first floor are two well-proportioned bedrooms. The main bedroom benefits from a shower room, with one bedroom offering built-in wardrobes. There is a stylish family bathroom with an over-bath shower.

Outside, a generous patio provides an ideal space for entertaining and alfresco dining. This leads to a characterful detached 17ft brick outbuilding featuring exposed beams and brickwork providing a further reception/dining room, office, or gym.

Beyond, the beautifully landscaped rear garden is mainly laid to lawn and bordered by mature flower beds, shrubs, and trees. A brick pathway leads to the extensive garage and parking area, along with a useful log store.

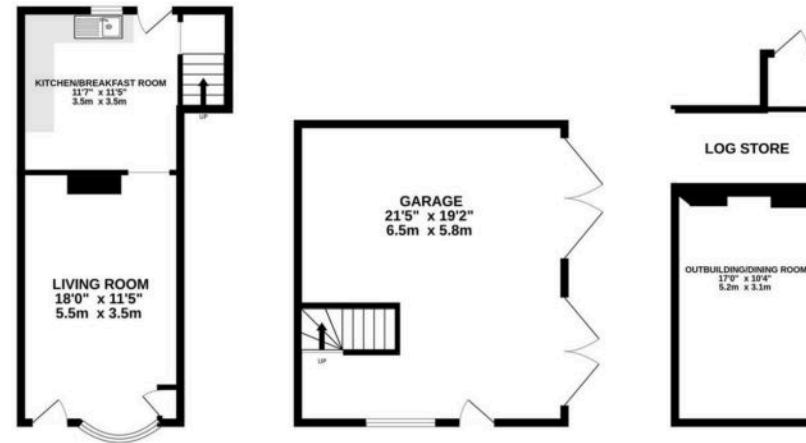
The substantial 572sq ft double garage features two sets of oak double doors, side access, and an oak staircase rising to the superb first-floor room, currently used as a home office/music room with wood flooring and skylights. The gravel driveway provides ample parking for several vehicles and is accessed via gates directly from Odiham High Street. The building offers excellent potential for conversion into an additional dwelling, subject to planning permission.







GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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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## McCarthy Holden Odiham

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