

Manley James Close, Odiham, Hampshire
Five bedroom detached home.



20 Manley James Close, Odiham, Hampshire, RG29 1AP.

The Property

Situated within close proximity of Odiham High Street, this five-bedroom detached family home has been extended and updated to create spacious and flexible living accommodation throughout. Benefits to this property include driveway parking with garage, open plan living/dining/kitchen, three bathrooms and study.

Ground Floor

The accommodation comprises of entrance hall with downstairs WC, study, and access into the wonderful living/dining/kitchen area. This light and airy room offers spacious accommodation with oak flooring, two sets of French doors leading to the rear garden and a refitted kitchen. The kitchen offers a range of fully fitted integrated appliances including double oven, gas hob and dishwasher. From the kitchen you also has access to the rear garden.

First Floor

On the first floor there are three good sized bedrooms and a single bedroom. Bedroom two benefits from en-suite shower facilities and the family bathroom finishes off the first-floor accommodation with bath and shower overhead.

Second Floor

The wonderful loft conversion offers a 22ft bedroom with fitted wardrobes and plenty of eave storage. The light and airy room is finished with a refitted en-suite shower room.

Outside

The rear garden is south facing and mainly laid to lawn with well-established flower, shrub beds and trees. At the rear of the property a patio area is located which is idea for al fresco dining. The property has side access on both sides and at the front you will find a garage with driveway parking.

Location

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, 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 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', St Neots and Daneshill.

Tax band is F and local council is Hart District.





















Manley James Close, Odiham, Hook, RG29

Approximate Area = 1752 sq ft / 162.7 sq m (includes garage)

Limited Use Area(s) = 129 sq ft / 11.9 sq m

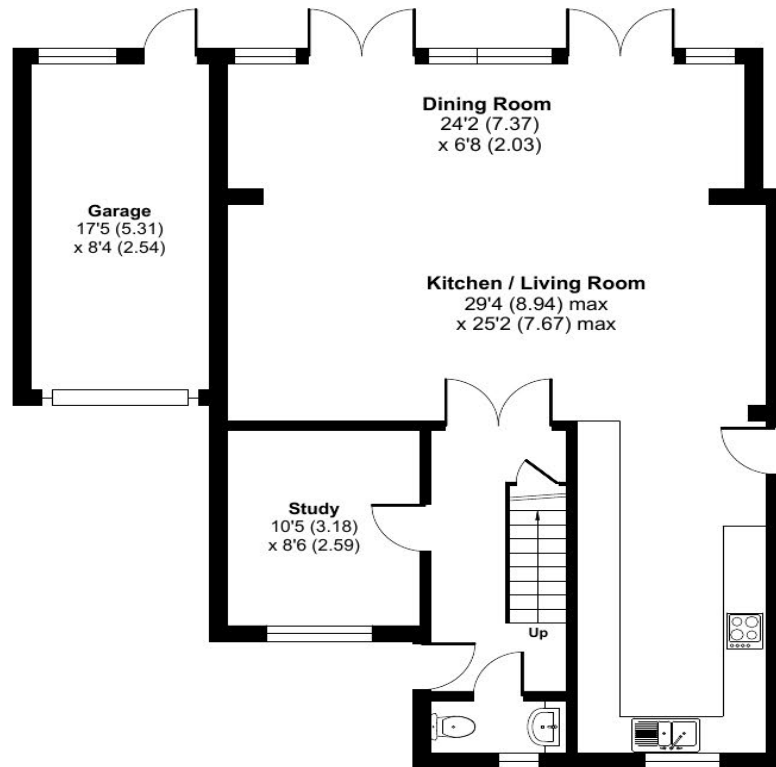
Outbuilding = 24 sq ft / 2.2 sq m

Total = 1905 sq ft / 176.8 sq m

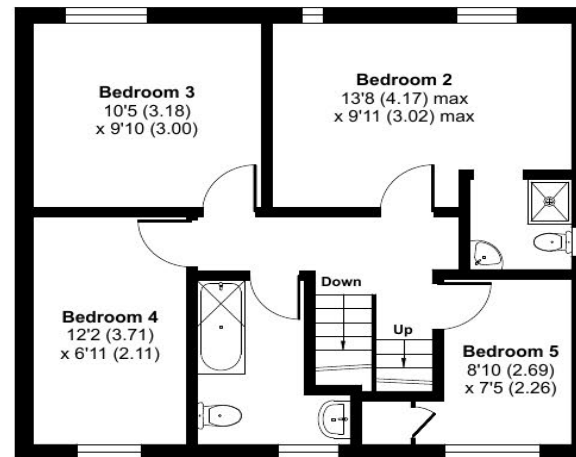
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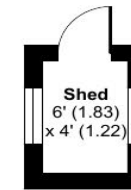
Denotes restricted head height



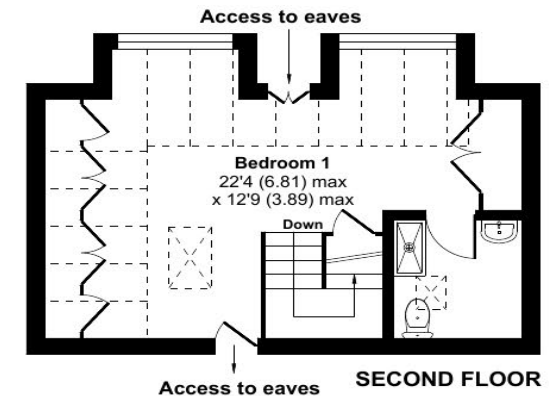
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 949938

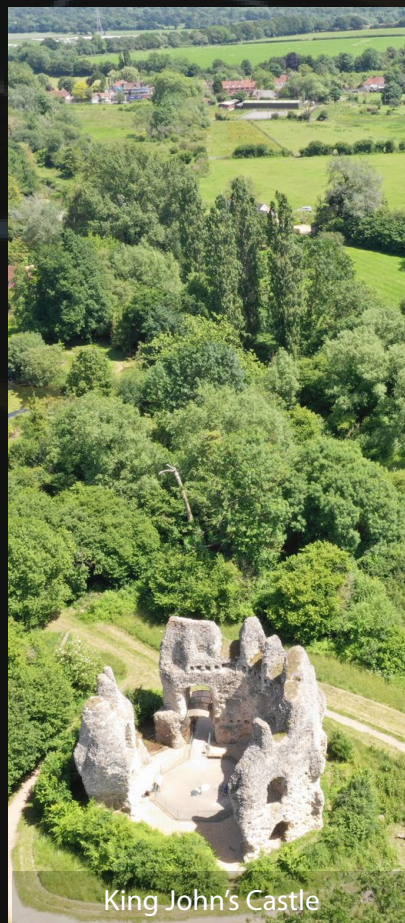
Places of interest

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 3 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

Consumer Protection Regulations

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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 1AP. 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, gas and mains drainage.

EPC - C 75

Local Authority

Hart District Council
01252 622122
Band F

McCarthy
Holden 

www.mccarthyholden.co.uk