

Seymour Place, Odiham, Hampshire  
Two Bedroom Retirement Home



### 3 Seymour Place, Odiham, Hook, Hampshire, RG29 1AY

#### The property

This attractive, immaculately presented, two-bedroom home is situated in the much sought-after Seymour Place development for those aged 55 and over and is within close proximity of Odiham village centre. Offered to the market with no onward chain.

The property benefits from; kitchen/breakfast room, living room, dining room, conservatory, cloakroom, shower room, along with a private garden, garage, communal gardens and swimming pool.

#### Ground Floor

The front door leads into a generous hallway with downstairs cloakroom.

The bright, spacious living room with feature electric fire place, leads through to a dining room with double doors opening out into a sunny conservatory overlooking the private garden.

The beautifully presented, fitted kitchen/breakfast room benefits from wall/base cabinets and integrated appliances including washer/dryer, dishwasher, fridge/freezer and oven.

#### First Floor

On the first floor is a light and airy galleried landing with built-in storage. Both the bedrooms are generous in size and benefit from built-in wardrobes.

There is also a generous shower room with walk-in-shower.

#### Outside

Outside, to the rear is a private enclosed garden mainly laid to lawn with mature flower beds, planting and patio area. There is direct access from the garden to the garage.

The property also benefits from a separate garage with light and power.

There are well maintained communal grounds and an indoor heated swimming pool with changing facilities for the exclusive use of the residents.

There is an on-site Estate Manager as well as a personal alarm system fitted throughout the house.

#### Location

Odiham provides a wide range of amenities with a range of local shops including a mini Co-op supermarket, doctors surgery, pharmacy, opticians, dentist, post office, and several public houses and restaurants.

More comprehensive shopping and recreational facilities can be found in the regional centres of Fleet, Farnham, Basingstoke, Reading and Guildford.

Odiham is well placed for local and regional communications being within 2 miles of Junction 5 of the M3 and with easy access to local mainline station of Hook and Winchfield serving London Waterloo.

NB\* All carpets, curtains/blinds, light fittings are included.

Tax band is G and local council is Hart District Council.

Annual Service Charge - £7,320

Lease – 999 years from March 1984























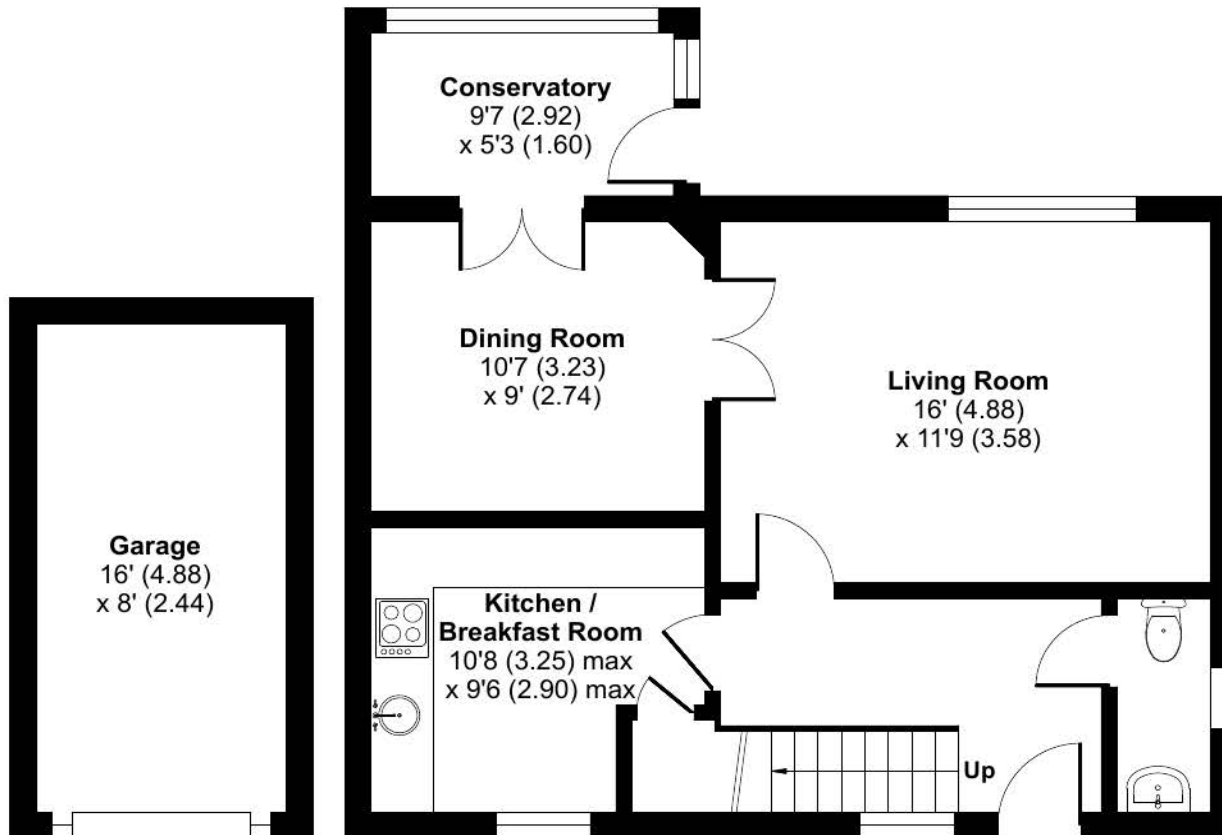
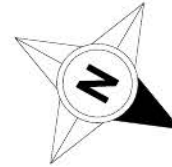
# Seymour Place, Hook, RG29

Approximate Area = 1097 sq ft / 101.9 sq m

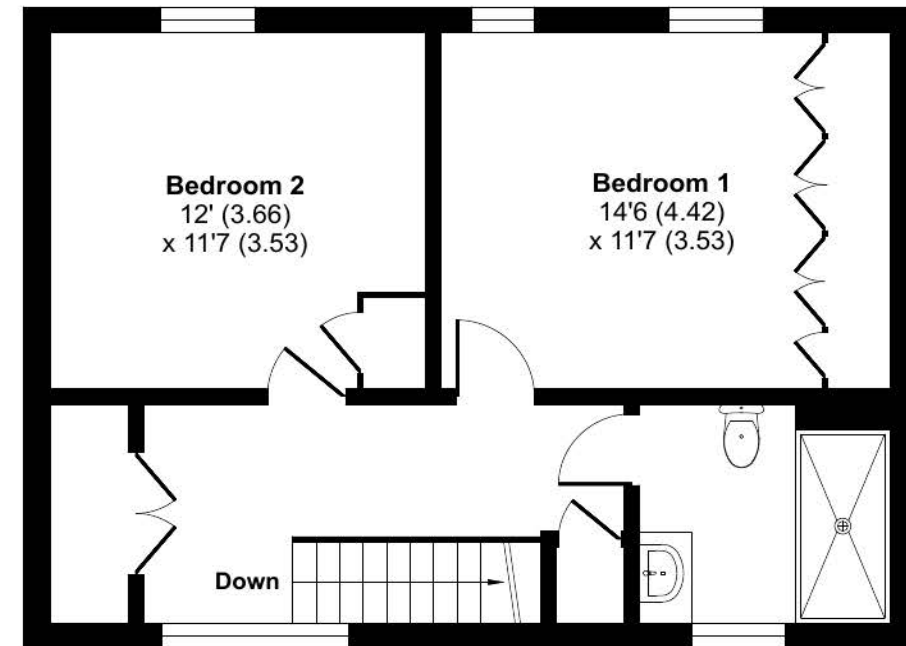
Garage = 128 sq ft / 11.9 sq m

Total = 1225 sq ft / 113.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1080305

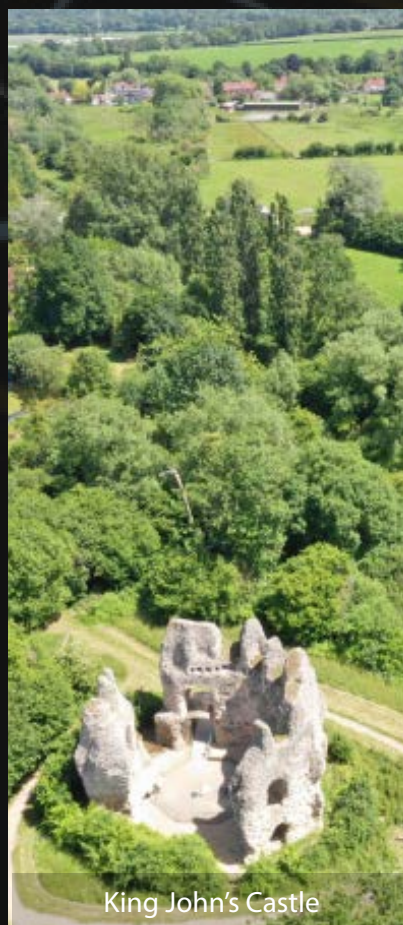
## Places of interest

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 1AY. 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, and mains drainage.  
Electric heating.  
  
EPC - D (66)

### Local Authority

Hart District Council  
01252 622122  
Band G

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)