

Seymour Place, Odiham, Hampshire  
Two Bedroom Retirement Home





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

### The property

This attractive, well presented, two-bedroom retirement 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.

The property is offered to the market with no onward chain.

The property benefits from; kitchen, living room, dining room, conservatory, cloakroom and externally an outside area, garage, communal gardens and swimming pool.

### Ground Floor

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

The bright, spacious living room, leads through to a dining room with double doors opening out into a sunny conservatory.

The well appointed, fitted kitchen benefits from wall/base cabinets and integrated appliances.

### First Floor

On the first floor is a light and airy galleried landing making it an ideal office space with window overlooking the communal gardens.

Both the bedrooms are generous in size and benefit from built-in-wardrobes.

There is also a good sized bathroom suite with over-bath shower.

### Outside

Outside, to the rear is a patio and garden area. 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.

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

Annual Service Charge - £7,320

Lease – 960 years remaining.













































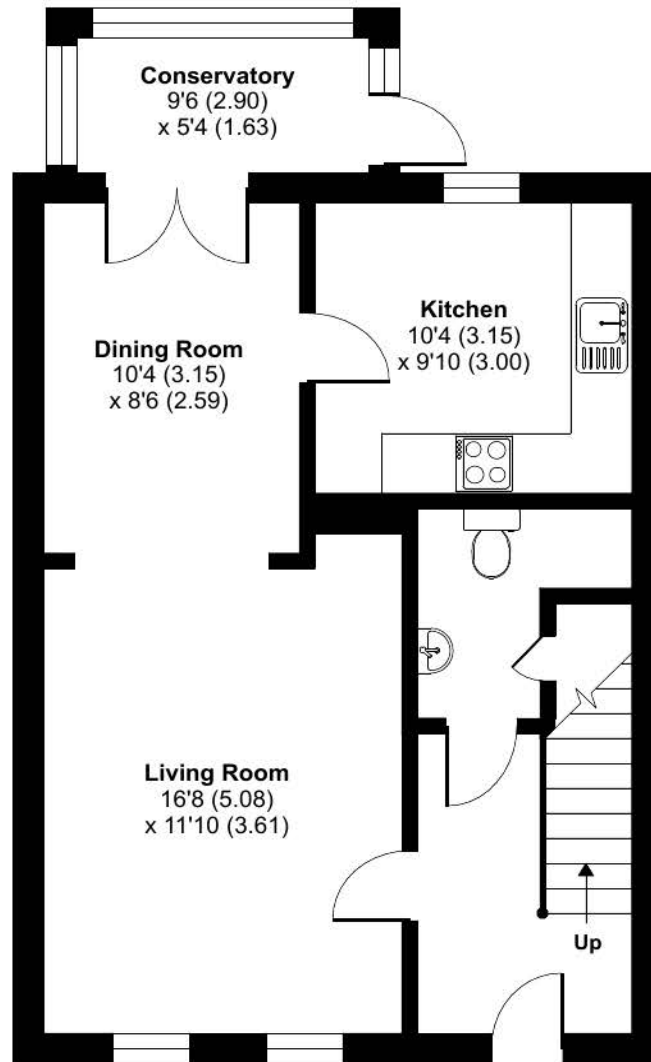




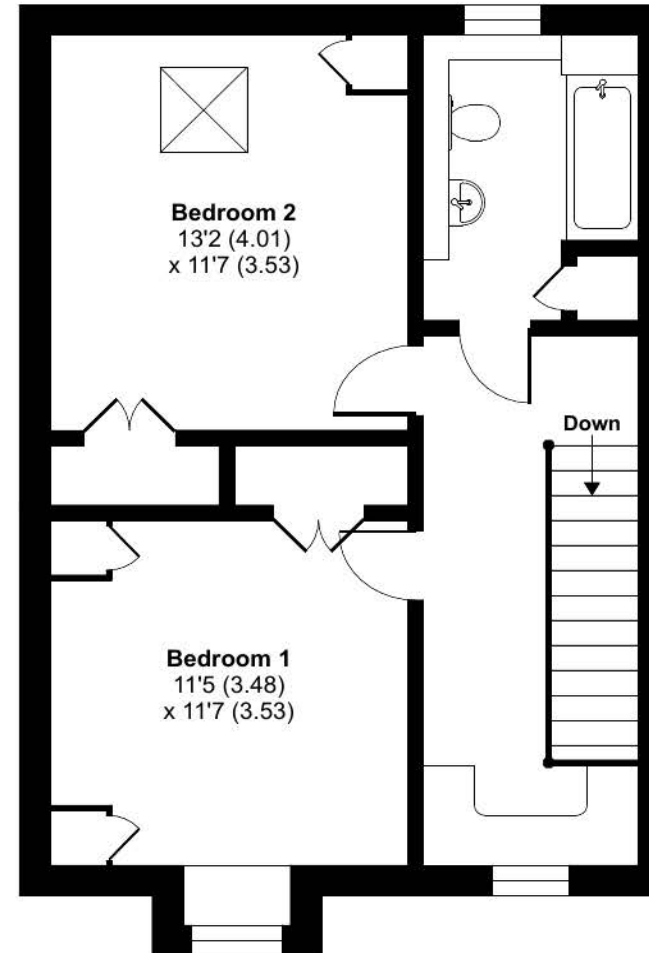








**GROUND FLOOR**



**FIRST FLOOR**



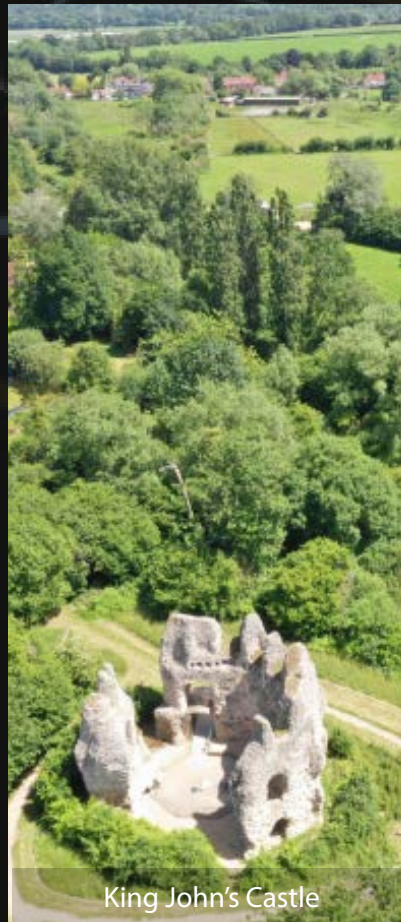
## Places of interest

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

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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 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 (62)

### Local Authority

Hart District Council  
01252 622122  
Band G



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