

Seymour Place, Odiham, Hampshire
Three Bedroom Retirement Home



11 Seymour Place, Odiham, Hook, Hampshire, RG29 1AY

The Property

This attractive, three-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. The property is offered to the market with no onward chain.

The property benefits from living room, dining room, kitchen, study, sun room, cloakroom, two bathrooms and externally a private south facing garden and garage along with 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 fireplace, opens through double doors into the dining room and sun room beyond overlooking the private, enclosed garden. The fitted kitchen benefits from wall and base cabinets with integrated oven, hob and extractor fan. The kitchen has access out to the back garden. There is a further reception room at the front of the property currently being used as a study.

First Floor

On the first floor is a light and airy galleried landing. The main bedroom has an en-suite shower room and built-in-wardrobe. There are a further two good sized bedrooms along with a separate bathroom suite with over-bath shower.

Outside

Outside, to the rear is a private enclosed garden mainly laid to lawn with mature flower beds, planting and patio area. The garden has direct access to the side of the property leading to the pretty communal gardens.

There is a separate garage with lighting 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

The historic village of Odiham was the first Hampshire entry in the Domesday Book and today, in addition to the 13th century Castle ruins, offers a good range of day-to-day facilities including a health centre, several dentists and a Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses and restaurants. The attractive village also has a tennis club, bowls club, cricket ground and pavilion, church and a diverse range of clubs and associations

Nearby Farnham and Basingstoke offer more comprehensive mainstream facilities including several supermarkets together with further restaurants and wine bars.

There are good transport links including the M3, jct5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

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

Annual Service Charge - £6,352
Lease - 960 years remaining























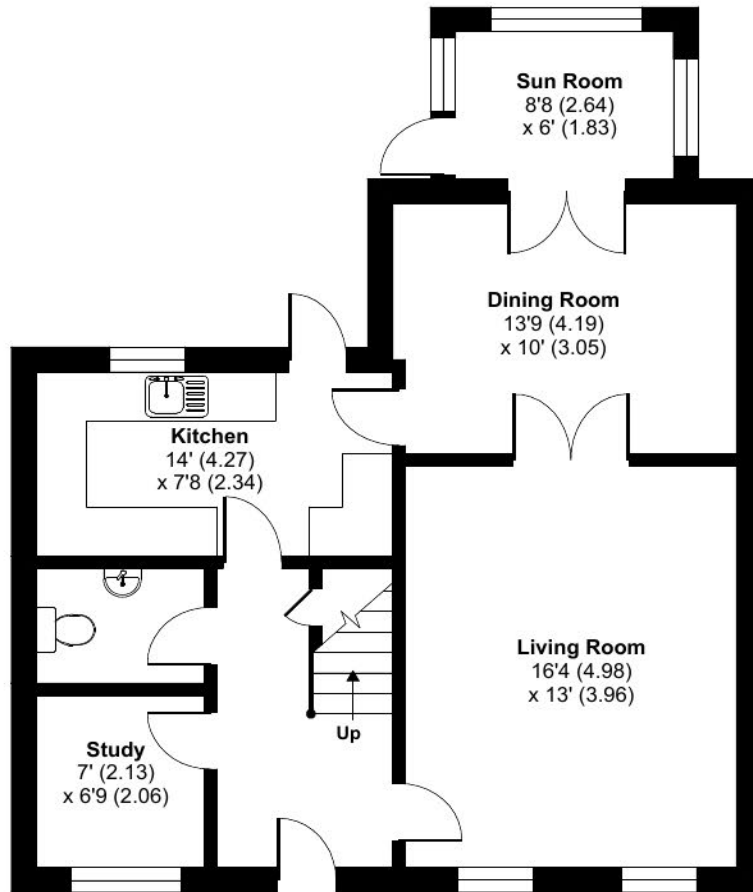
Seymour Place, Odiham, Hook, RG29

Approximate Area = 1370 sq ft / 127.3 sq m

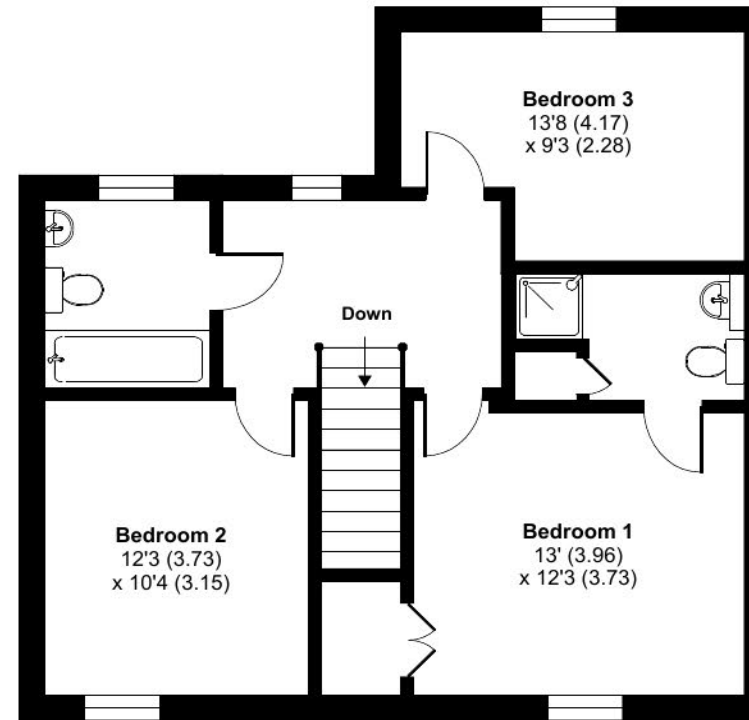
Garage = 148 sq ft / 13.7 sq m

Total = 1518 sq ft / 141 sq m

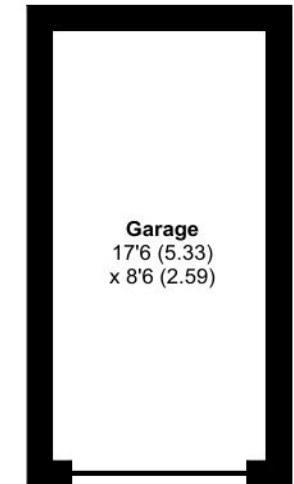
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1013704

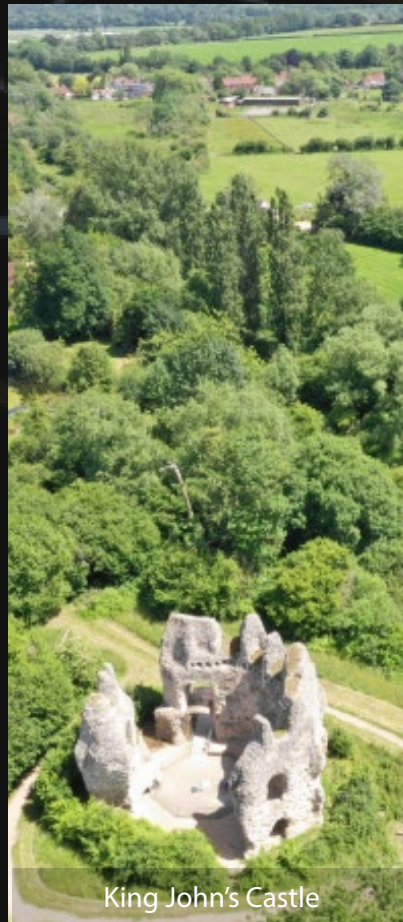
Places of interest

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.
Gas fired central heating.

EPC - E (51)

Local Authority

Hart District Council
01252 622122
Band G

McCarthy
Holden 

www.mccarthyholden.co.uk