



14 Seymour Place, Odiham  
Hook

McCarthy  
Holden 



## 14 Seymour Place

Odiham, Hook

A well presented, three-bedroom retirement home situated in the sought-after Seymour Place development for those aged 55 and over within close proximity of Odiham village centre.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Close Proximity of Odiham Village Centre
- Three Bedrooms
- Living/Dining room
- Kitchen
- Two Shower Rooms
- Garage
- Communal Gardens and Swimming Pool
- No Onward Chain



McCarthy  
Holden



This beautifully presented three-bedroom retirement home is situated within the highly sought-after Seymour Place development, exclusively for residents aged 55 and over. Ideally located within close proximity of the centre of Odiham village and its excellent range of amenities, the property has been thoughtfully updated and modernised by the current owner to an exceptional standard.

The accommodation is both spacious and well planned, comprising a welcoming entrance hall with a cloakroom and useful storage cupboard, a stylish fitted kitchen with integrated appliances and ample built-in storage, and a generous living room that flows seamlessly into the dining room. Double doors open into a bright and sunny garden room, offering delightful views over the gardens and creating an ideal space for relaxing.

Upstairs, a light-filled galleried landing provides access to three bedrooms. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, while the second bedroom also features fitted wardrobes. The third bedroom is currently arranged as a home office, offering flexibility for a variety of uses. A modern shower room completes the first floor.

Outside, the property enjoys a private patio and attractive garden area overlooking the beautifully maintained communal gardens. A separate garage with light and power provides excellent storage and secure parking.

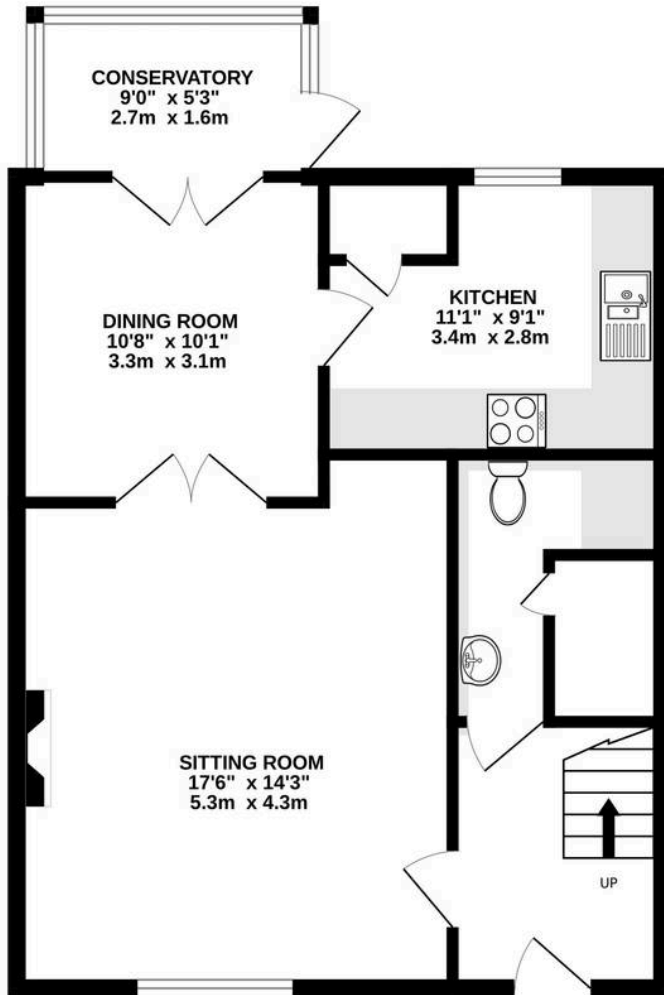
Seymour Place is an attractive development of two and three-bedroom cottages arranged around beautifully landscaped communal gardens and a heated indoor swimming pool pavilion, available for residents to enjoy throughout the year. The development also benefits from a part-time on-site Estate Manager (24 hrs on-call via the alarm system) and a personal alarm system installed throughout each home, providing added peace of mind and security.

This is a rare opportunity to acquire a superbly presented home in one of Odiham's most desirable retirement communities, combining independent living with excellent communal facilities in a convenient village setting.

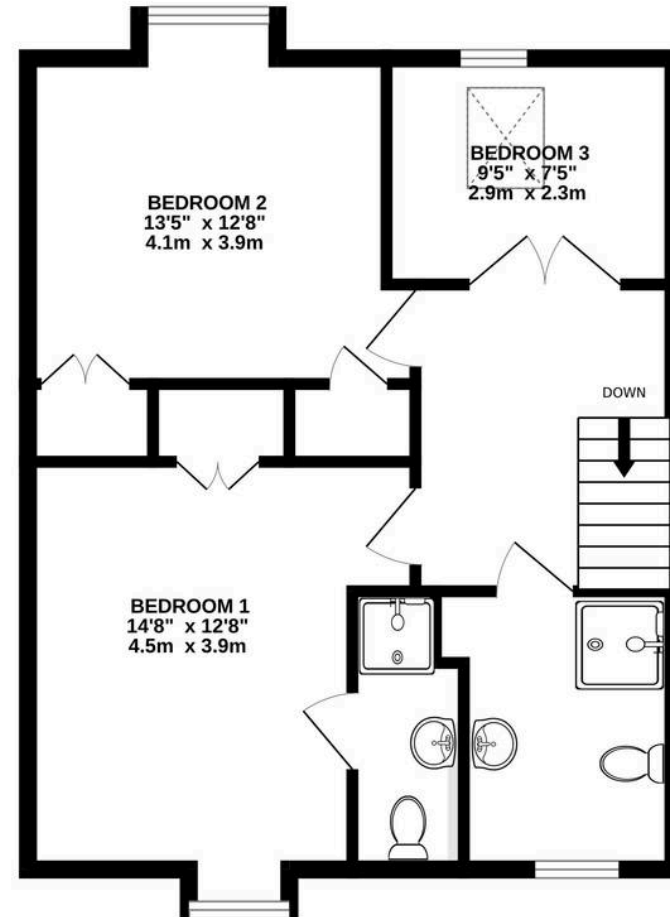




**GROUND FLOOR**  
605 sq.ft. (56.2 sq.m.) approx.



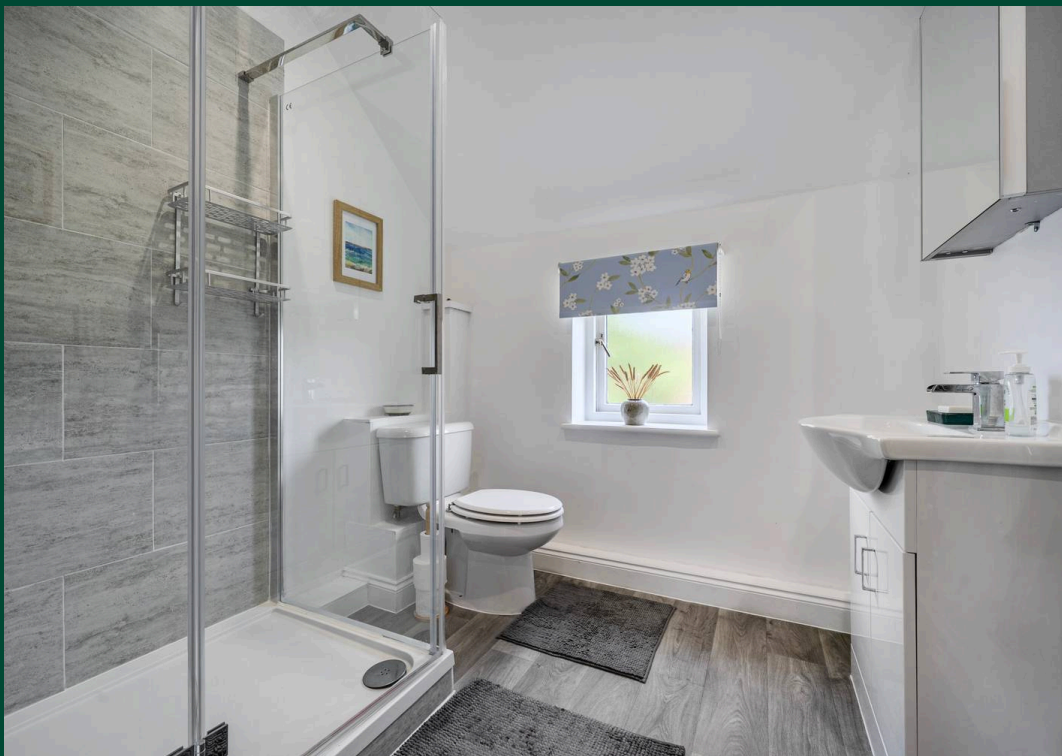
**1ST FLOOR**  
571 sq.ft. (53.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1251sq.ft. (116.2 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.

Made with Metropix ©2026





## McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • [odiham@mccarthyholden.co.uk](mailto:odiham@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.