

ROSLIN PLACE

HOOK



McCARTHY STONE
Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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**VILLAGE LIVING
AT ITS BEST.**

This charming Hampshire village has something for everyone. Close-knit community atmosphere. Handy shopping. Beautiful countryside. Hook really does tick all the boxes.

**FIND YOUR HAPPY PLACE
IN HOOK.**

Close to the centre of this large village is Roslin Place, designed with the over 60s in mind and built to high standards. It's the ideal place to live life well.



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LIVE LIFE YOUR WAY.

Whatever you love doing in life, you'll find Roslin Place is ideally located to help you take full advantage of Hook and the surrounding area.

With a Tesco superstore next door, picking up the weekly groceries or daily essentials couldn't be easier.

Walk on further and you'll arrive in the main shopping area, which has a Post Office, a Boots pharmacy, and a selection of retailers.

There's lots to tempt the tastebuds too. As you wander around Hook, you'll find restaurants, cafés, and takeaways. For pub grub, there's The Raven or for a Chinese takeaway head to Po Wah. During an afternoon stroll, why not stop at Hartletts Café for tea and cake?

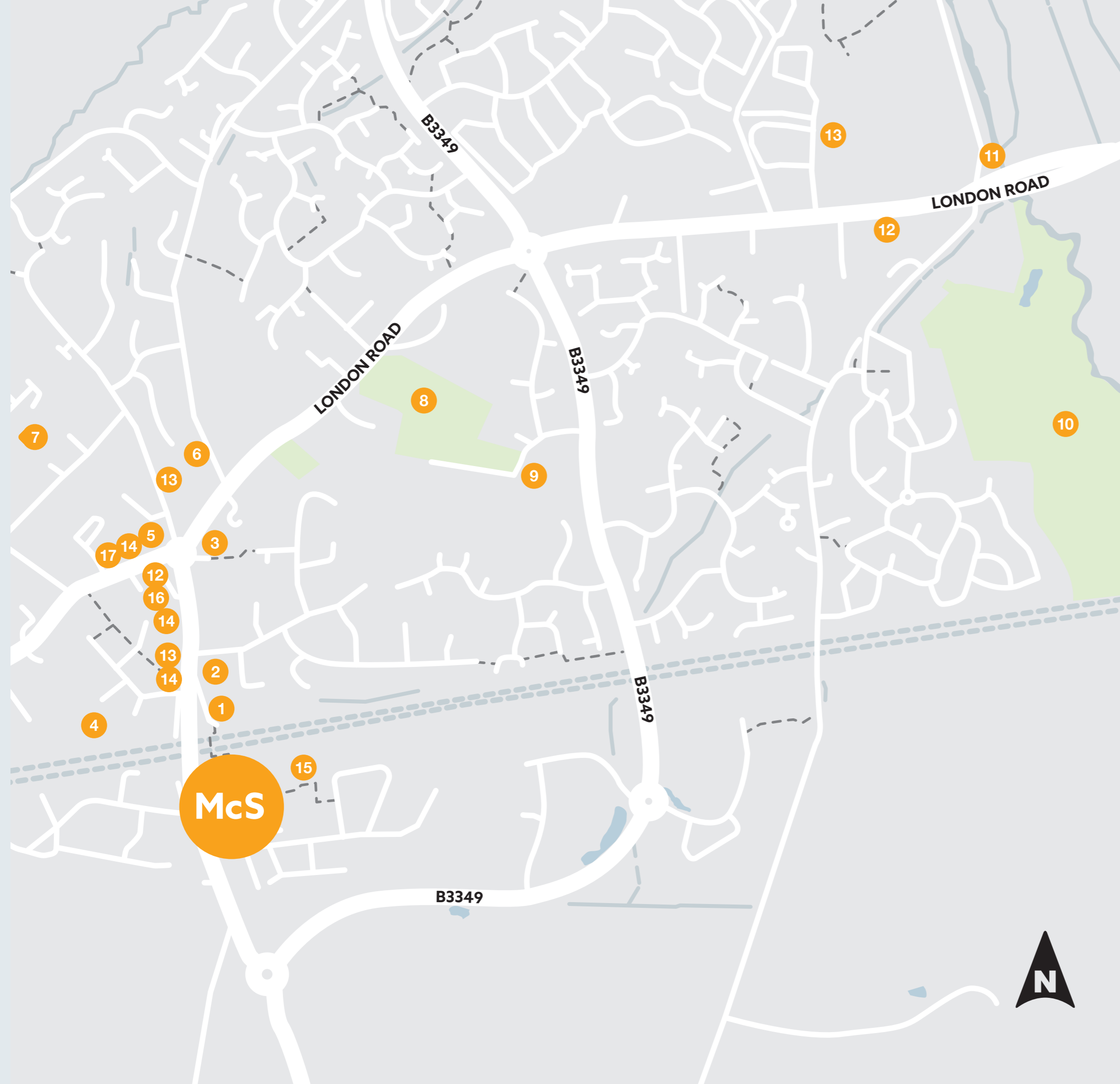
The town has a lively social scene, with several clubs and societies. The Allotment Association is always looking for new members. The choral society is a friendly, non-auditioning group where you can enjoy singing with others. The nearby town of

Fleet boasts a variety of events throughout the year including food and beer festivals.

There's lots to enjoy beyond the village, especially if you relish rambles through stunning countryside. Take a walk along the idyllic River Whitewater to Bassetts Mead. This 10-hectares of beautiful, protected land is a delight. Surrounded by lakes and rivers, the ancient King John's Castle is just a short drive away. Fans of horse racing should head to Ascot racecourse which is only a half hour drive away.

If you fancy a bit more bustle, Basingstoke is less than 10 minutes away by train and has great shopping, museums, parks, theatres, and historic properties. Alternatively, hop on a direct service to London and you'll arrive in the capital city in just over an hour.

Hook has superb travel connections. There's a bus stop just outside the development offering services to the local area. Hook train station is almost next door. The M3 and M25 are both within easy reach.



ROSLIN PLACE

McS 1-36 Roslin Place, Station Road,
Hook, Hampshire, RG27 9GU

MAP KEY.

- 1 Hook Train Station
- 2 The Raven Pub
- 3 Boots Pharmacy
- 4 Elizabeth Hall
- 5 Dentist
- 6 Doctor's Surgery & Pharmacy
- 7 Hook Bowling Club
- 8 Hartletts Park
- 9 Hook Community Centre (containing Hartletts Café)
- 10 Bassetts Mead, Wildlife Park
- 11 The Crooked Billet (Local Pub)
- 12 Café
- 13 Hairdresser
- 14 Takeaway
- 15 Tesco Superstore
- 16 Post Office
- 17 Butchers





“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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THE BEST OF BOTH.

Hook boasts a mix of architectural styles, and the exterior of Roslin Place complements the village's unique character. The wood-style panelling, brickwork and pitched roofs brings together classic style and modern design.

As you enter the development, you'll find the light and airy lobby offers a warm welcome to homeowners, friends, and family members alike. Walk on a little further and you'll enter the homeowners' lounge. This is the social heart of Roslin Place.

From catching up over a morning coffee to an evening social event, this is where our community can spend time together. It's a place designed to be filled with fun and laughter. Should you prefer to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

From the lounge you step out onto the large patio area complete with gazebo which, thanks to an abundance of comfy seating, is an ideal spot for soaking up the sun come the warmer months. The wild-flower bed and lush green lawn complete the picture. It's a garden that can be enjoyed throughout the seasons.

When the mood takes you, there's even a boules pitch, for anyone who enjoys this traditional French game. Alongside this area is an additional sun terrace for players and spectators. If you're green fingered, there's a potting shed where you can prepare and care for your own cherished pots and planters. You're also welcome to tend any of the raised planters dotted around the development, not that you need to lift a trowel to keep the garden looking immaculate. We take care of all the outside spaces for you.

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MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

MOBILITY SCOOTER CHARGING

Easily accessible space available where mobility scooters can be charged safely and securely.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.



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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Roslin Place is no exception.

Comprising 36 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Roslin Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.

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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing on all windows
- Balcony or patio for all apartments
- Walk-in wardrobes in all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated Bosch ceramic hob
- Stainless steel cooker hood and splashback
- Black anthracite composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror and shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel heaters
- Neutral décor
- Fully finished white 5 panel doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Roslin Place, Hook.

CALL 0800 201 4106
**VISIT [MCCARTHYSTONE.CO.UK/
ROSLIN-PLACE](https://www.mccarthystone.co.uk/roslin-place)**

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September 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/roslin-place

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