



## HOLLYTREES TWO GATE LANE OVERTON

£2,400 Per

Welcome to Hollytrees a stunning four/five bedroom family home situated within the heart of Overton Village. This sympathetically extended property has a huge amount of character and period features. This family home offers a huge amount of flexible and free-flowing accommodation throughout, including a welcoming entrance hall, a large living room with a beautiful bay window to enjoy the westerly views over the village. Large country-style kitchen complete with several base level units, central island, dishwasher and range cooker. A separate utility room with white goods, two double rooms with fitted wardrobes and ensuite W/C to the larger bedroom, plus a downstairs family bathroom complete the ground floor. On the first floor, there are three well-proportioned bedrooms, with the principal bedroom having plenty of fitted wardrobes, a large ensuite shower room and a Juliette balcony that overlooks the rear garden. The other two bedrooms share a shower room. Externally the property has a private rear garden mainly laid to lawn with mature shrubs and mature bushes including fruit trees. Additionally, there is driveway parking for several cars. Council Tax Band - F, Pets Considered.

Features;





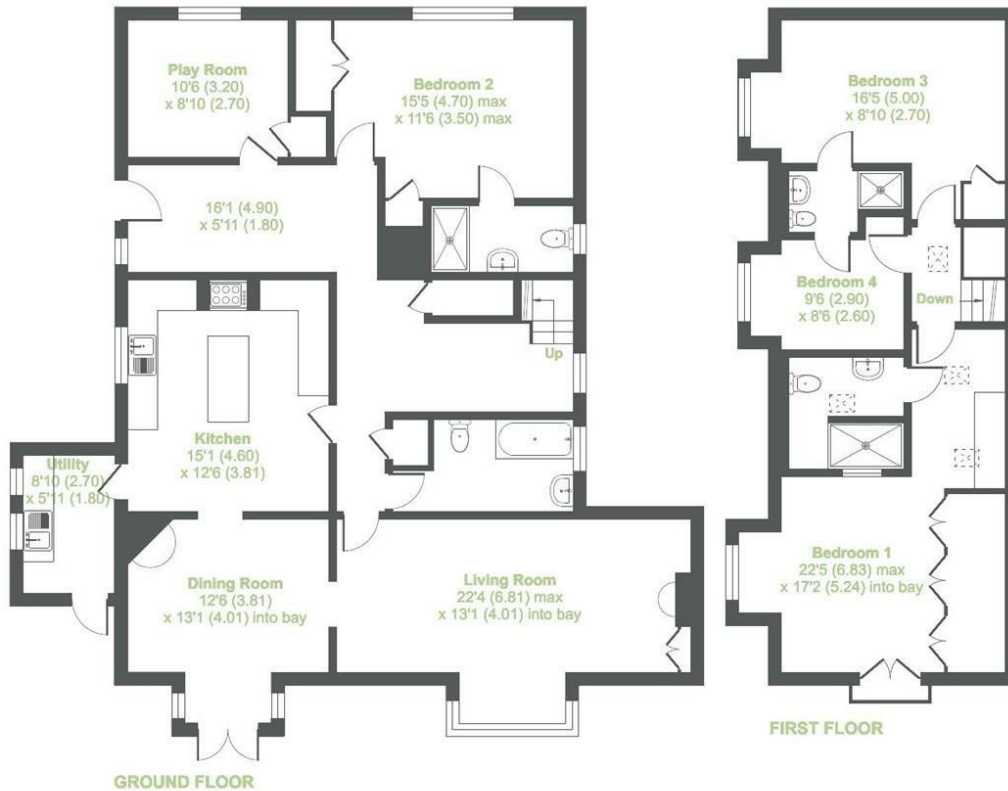




# Two Gate Lane, Basingstoke, RG25

Approximate Area = 2021 sq ft / 187.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2024. Produced for Brockenhurst Estate Agents. REF: 1092756



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

**EPC Rating: C**      **Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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