



# THE BARN

67 Winchester Street, Overton, RG25 3HT

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Overton, RG25 3HT

A fantastic opportunity to acquire a residential development opportunity, with planning to convert an outbuilding into a generous 3-bedroom property, in the heart of Overton yet in a private position.

Guide Price £400,000

Petersfield 4.3 miles, Alton 11.9 miles  
Winchester 17.7 miles  
London Waterloo from Petersfield 60 minutes  
(Mileages are approximate)





## THE BARN

An exciting opportunity set within the heart of Overton to convert an outbuilding into a generous, 3-bedroom detached house. Planning consent has been granted to use the footprint of the existing building to create a delightful home. Currently, The Barn is classed as a workshop, but when converted the house will consist of a large, open plan kitchen, dining and living room with doors opening out onto the terrace and garden, separate sitting room, W/C. Upstairs will be the master bedroom with en suite, two further bedrooms and bathroom. The property will sit within a good size and private plot, providing ample parking provisions and a garden. Planning reference 22/02886/FUL. <https://www.basingstoke.gov.uk/view-planning-applications>.

## SITUATION

The Barn is in a superb location, tucked away in a private and secluded position yet within the heart of Overton. Despite its central location, the property benefits from being a short, level walk into the village and the excellent shops and amenities. There is also a mainline railway station in Overton to London Waterloo, which provides a fast service. Basingstoke is around 8 miles away and provides a wider range of cultural, leisure and shopping facilities. Overton is also surrounded by attractive countryside, providing numerous good walking opportunities.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no rights of way crossing the property.

### Services

The house has access to mains water, drainage, electricity. It would also be possible to connect to mains gas. Services will run under the driveway for Rowan House.

### Broadband Availability

Full Fibre connection will be available.

### Mobile Phone Coverage

Good mobile phone coverage available (Ofcom).

### Tenure

Freehold with vacant possession.

### Local Authority

Basingstoke and Deane Borough Council.

### Restrictions

Conservation area

### Parking and Access

Off street parking. Access via driveway for Rowan House, over which The Barn has right of Way and shared costs.

### Directions (RG25 3HT)

From Basingstoke, take the B3400 towards Oakley, Overton and Whitchurch. Upon reaching Overton proceed into the middle of the village. At the traffic lights, by the White Hart, turn left into Winchester Street. Continue along the street and the entrance to number 67 will be found on the left, just before the Greyhound pub on the right. Access to The Barn is through the electric gates at the side of 67.

### What3Words

/// maternal.couriers.profitd

### Selling Agent

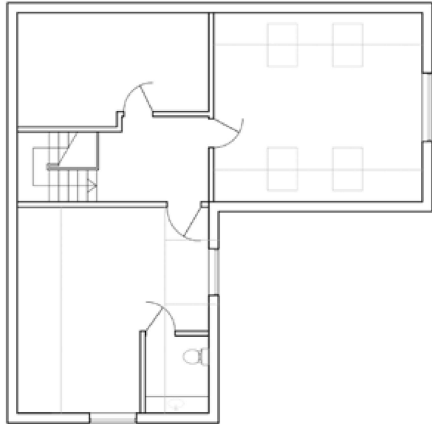
Tom Woods

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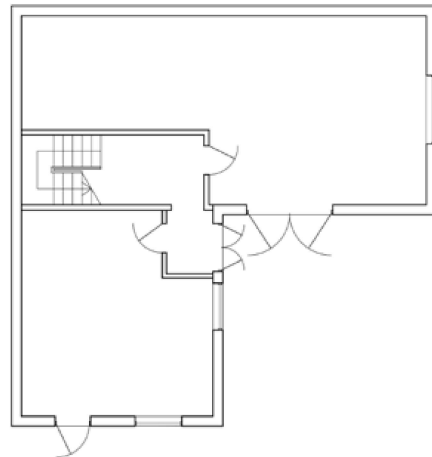
e: [twoods@bcmwilsonhill.co.uk](mailto:twoods@bcmwilsonhill.co.uk)

NB These particulars are as at October 2024

### Existing Floor Plans



First Floor

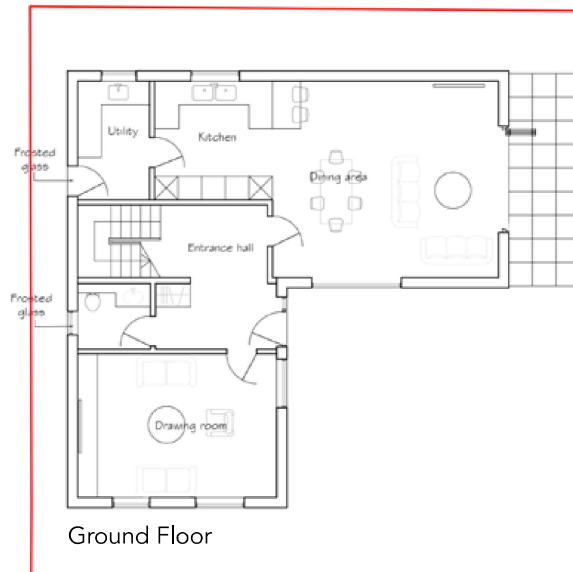


Ground Floor

### Proposed Floor Plans



First Floor



Ground Floor



South-East Elevation



South-West Elevation

### IMPORTANT NOTICE

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**Winchester**

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