



SOVEREIGN  
— GATE —

OVERTON, HAMPSHIRE

BEWLEY  
HOMES



# Created for life

## Welcome to Sovereign Gate

Discover this enchanting collection of 2, 3, 4 and 5 bedroom homes at Sovereign Gate in the popular village of Overton in Hampshire. Minutes from the North Wessex Downs Area of Outstanding Natural Beauty, this pretty village boasts a first class primary school, train station, traditional pubs and excellent community facilities. Picture yourself living in a beautiful new Bewley home from our Garden Village Collection surrounded by stunning countryside, yet under an hour from London by train.

Lifestyle photography indicative only.



### HOMES FOR THE WAY YOU LIVE

An exceptional lifestyle awaits you at stunning Sovereign Gate in the thriving village of Overton. You will benefit from being near some of England's most impressive landscapes. Living so close to nature is priceless, making you cherish those morning walks, cycling to the shops and walking the children to school.

Overton has so much to offer, from its train station, local shops and cafés to its restaurants and leisure venues. Sip coffee by the village square or pop into the greengrocers. Overton has a doctors' surgery, dentist, pharmacy and vet's surgery. Shop at a choice of convenience stores, or drive a few minutes to a supermarket, including a Waitrose & Partners in Basingstoke. There's a choice of country pubs within a short walk, perfect for meeting up with family and friends.

You'll love being part of this welcoming community, whether you want to paint, dance or explore history, there are a range of groups for all ages. For exercise and activities, you'll find 30 acres of open spaces and facilities, including floodlit tennis courts and clubs for everything from football, rugby and cricket, to running and Taekwondo. Lordsfield Swimming Club is just a 15 minute walk away, with classes in the early morning and evening sessions. Town Meadow has a 9-hole golf course, while Basingstoke Golf Centre has a public course and is home to Knight's Realm family adventure golf. Basingstoke Aquadrome is just a 13 minute drive away and offers swimming pools, a gym, and fitness classes.

Overton CofE Primary School is just a short walk from Sovereign Gate and is rated Outstanding by Ofsted\*. Testbourne Community School, which caters for students aged 11-16, was also Outstanding\*\*. There are several nurseries, pre-schools and independent schools, including Cheam School, and St Gabriel's School in Newbury. The village has a busy social calendar. The colourful Overton Sheepfair is a two day carnival, market and festival which starts with sheep being herded down the 13<sup>th</sup> century Winchester Street.

Lifestyle photography indicative only. Travel times and distances are taken from Google Maps. \*School rating as of 2014. \*\*School rating as of 2010.



# The backdrop to your life

We create the home, you create the moments. We know that whilst each new home is given careful consideration by our architects and designers, it is you, your family and friends who will bring each room to life. A Bewley home gives you the peace of mind that allows you to focus on the more important things, like creating those everlasting personal memories.



## THE BEWLEY DIFFERENCE

Since 1991, Bewley Homes has been creating stunning developments which in turn form exciting new communities. Each street scene, open space and play area has been designed to open up the possibility of lifelong friendships with neighbours and give families an environment in which they can relax and thrive. We think carefully about each location and how our homes will settle into the surrounding area.

As a Bewley customer, we know that personal touches are very important to you. Our specifications are designed with you in mind, but there is also the opportunity to add some extra finishing touches should you wish. Subject to the stage of construction, you can choose from our range of kitchens and tiling or to add additional extras from our Bewley Selections range of fixtures and fittings.

We are proud of our reputation; each customer is at the very heart of our business and we appreciate the purchase of a new home is not taken lightly. By the quality of our homebuilding and the level of before and after service, we hope each relationship will continue for many years to come. We are proud to know that customers and their families decide to return to, or recommend, Bewley Homes as their first choice for a new home.



#### LOW VOLTAGE SPOTLIGHTS

Recessed white LED downlights combine energy efficiency with effective power where you need it.

#### DESIGNER KITCHENS

Cooking for family and friends becomes a joy when everything is at hand in your cleverly thought-out designer kitchen.

#### INTEGRATED APPLIANCES

A sleek oven is either under counter or wall mounted, set within stylish kitchen units to provide a focal point to your kitchen.

## Come home to Bewley style

The kitchen is the heart of each home, whether it is sitting with friends over a glass of wine or baking cakes with the children. Our kitchens are designed with you in mind, but with the number of bespoke options available the possibilities are endless.

## Places for great moments

At Sovereign Gate, award-winning Bewley Homes has taken exceptional care to combine contemporary design with the latest technology and the best elements of traditional exterior features. The result is an impressive collection of 2, 3, 4, and 5 bedroom homes, which are sure to appeal whether you are a first-time buyer, downsizing or a growing family.

Whether you need extra play spaces for children, essential home working areas, cosy kitchens for dining or low maintenance gardens to take advantage of those sunny summer evenings, Sovereign Gate has it all.

There is also a ten year warranty\* and we have used energy efficient building techniques, both adding even more to the appeal of a brand new home with Bewley.

## Introducing The Garden Village Collection

The Garden Village Collection is a portfolio of beautifully crafted homes which forms the cornerstone of our developments and provides wonderful backdrop for new communities.

Each house type upholds our founding principles of quality and design, with interior layouts designed to provide flexible labelless living.

We've designed the Garden Village Collection to encapsulate the 'wow' factor, employing stunning, functional design to create beautiful streetscapes.

Each of the Garden Village Collection designs offer Bewley's tried and tested attention to detail with modern, hub-living based design and generously proportioned interiors to create real value for our customers.



# Discover your perfect work-life balance

Overton is nestled in the British countryside, so you'll never get bored of the breathtaking green spaces on your doorstep. Take your dog on a walk at one of the many parks within Overton. Admire the wildlife at Overton's Little Meadow nature reserve or stroll by the River Test, part of a Site of Special Scientific Interest.

Make the most of your precious free time, enjoying the nearby North Wessex Downs Area of Outstanding Natural Beauty and the South Downs National Park on foot, by bike or by car. Explore picturesque villages, ancient woodlands and chalk rivers. Stop at a quaint country pub or pack a picnic. When you want to visit London for work or pleasure, Overton Station has services to Basingstoke and from here, the fastest train reaches Waterloo in just 40 minutes.



The Vine, Basingstoke



Highclere Castle

## AN IDEAL LOCATION

Overton and the surrounding areas have everything you need to lead an enviable lifestyle. The extensive amenities of your village are enhanced by easy-to-reach neighbouring towns and cities including Basingstoke and Winchester.

The lively town centre of Basingstoke is just 15 minutes away by car and offers excellent shopping, restaurants, entertainment and leisure options. The Festival Place shopping centre has high street stores, more than 20 restaurants and a 10-screen multiplex cinema. Enjoy browsing the stalls at the colourful twice-weekly market. Basingstoke Leisure Park has includes an ice rink, bowling alley, indoor sky-diving centre and Skizone.

You'll want to be a frequent visitor to the historic cathedral city of Winchester, which is just a 30 minute drive away. You will benefit from independent boutique shopping and High Street shopping. Winchester has a thriving foodie culture and plenty of theatres and entertainment venues.

For a day out close to home, visit Deene Park house and gardens or Steventon village, birthplace of Jane Austen. Adults in the family can take a trip to Whitchurch and the Bombay Sapphire Distillery where experiences include a gin cocktail masterclass. The majestic Highclere Castle, the site of the fictional Downton Abbey, is well worth a visit for tours, concerts, exhibitions and of course, afternoon tea.

It takes less than an hour to get to the New Forest National Park from Sovereign Gate. This remarkable landscape, with its huge range of woodlands and wildlife, is wonderful at any time of year. Whether you want to go bird watching, cycle, or simply take in the scenery at your own pace, there is something to excite every family member.



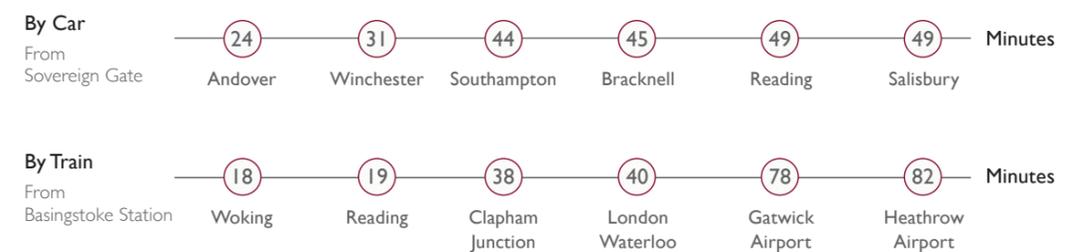
  
**SOVEREIGN  
GATE**  
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## A CONNECTION TO HOME

With so much to do in your village and the surrounding area, you'll be tempted to stay close to home, but when you want to travel, Sovereign Gate is perfectly placed to get out and about by car or train. The capital is within easy reach for commuting, meeting friends or treating yourself to a West End show.

Make the 17 minute drive to Basingstoke Station and you can be at London Waterloo by direct train in 40 minutes. Or why not walk to Overton Station in just 9 minutes and be at London Waterloo in an hour. The M3 is close by, with the wider motorway network beyond. Heathrow Airport is easily accessible when holidays and international travel beckons.

Travel times and distances quoted are taken from Google Maps and are approximate only. Position of Sovereign Gate shown on aerial photography taken February 2023.



# Interior inspiration

Our high quality interiors are designed around life. Room labels are a thing of the past; each space is yours to use the way you choose.



## KITCHEN & UTILITY

- Choice of designer kitchen units\* with post formed laminate worktops and upstands with glass splashback to hob
- Pelmet lighting
- Stainless steel finished appliances consisting of:
  - Single oven – 2 and 3 bedroom homes
  - 2 x single ovens – 5 bedroom homes (Selected larger 4 bedroom homes feature 2 x single ovens, refer to Sales Executive for more details)
  - Double oven – 4 bedroom homes
  - 4 ring burner gas hob – 2, 3 and 4 bedroom homes
  - 5 ring burner gas hob – 5 bedroom homes (Selected larger 4 bedroom homes feature a 5 burner gas hob, refer to Sales Executive for more details)
  - Integrated extractor hood (2 and 3 bedroom homes)
  - Contemporary chimney extractor hood (4 and 5 bedroom homes)
  - Integrated dishwasher (Slimline to 2 bedroom homes)
  - Integrated fridge/freezer
- Space, plumbing and electrics for future installation by purchaser of either washing machine or washer/dryer
- Stainless steel 1 1/2 bowl sink with polished chrome monobloc mixer tap
- Single bowl to utility
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Chrome switches and sockets above kitchen worktop (4 and 5 bedroom homes only)
- Choice of Karndean flooring to kitchen area only and utility\*

## BATHROOM, EN SUITE & CLOAKROOM



- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling\* behind sanitaryware to master en suite and family bathroom. Full height tiling to shower cubicle
- Splashback to cloakroom wash basin
- Choice of Karndean flooring\*
- White multi-rail towel warmer to bathroom and en suite

## HIGH QUALITY FIXTURES & FITTINGS



- Double glazed white PVCu windows, multi-point locks with white furniture
- White moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Wardrobes to master bedroom (refer to layouts as styles vary)

## EXTERIORS



- Shared access road, driveways and parking spaces to be tarmac
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared, rotovated and prepared for turf
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging points (to some homes please refer to our Sales Executives)
- Water tap to rear of house



## HEATING, SECURITY & ELECTRICS

- Gas fired boiler central heating system with thermostatic controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining, family room and master bedroom
- Media point to living room consisting of TV point, Sky Q and data point
- Shaver socket in bathroom and en suite

During these unprecedented times Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. \*Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only and does not necessarily reflect the homes on offer at Sovereign Gate. Please refer to the Sales Executive for more information.

# Created for that sense of arrival



Photography of The Longstock at Lancaster Park.



At Bewley Homes we have always prided ourselves on attention to detail. The elevations to each new home have been designed to create an engaging street scene and a true sense of arrival.

By using a variety of brick colours and treatments, and adding feature details to main elevations, our architects are able to ensure that character is built in from the outset. By achieving this, a new Bewley home can offer the very best of both worlds: the latest in building design combined with features previously only associated with traditional properties.

Our customers tell us that having considered a second hand home against new, they have been able to satisfy their desire for flexible accommodation and well planned space. They also enjoy all the exterior features they had wished for, but had not expected to find on a brand new development.

From taking the keys to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.

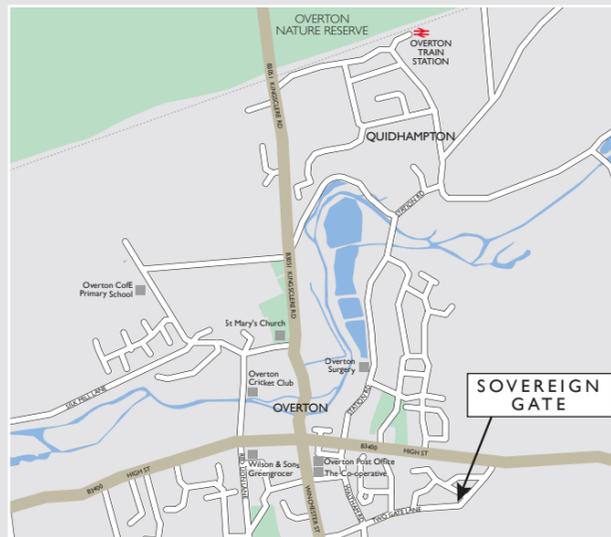


# SOVEREIGN — GATE —

OVERTON, HAMPSHIRE



WIDER AREA MAP



LOCAL MAP

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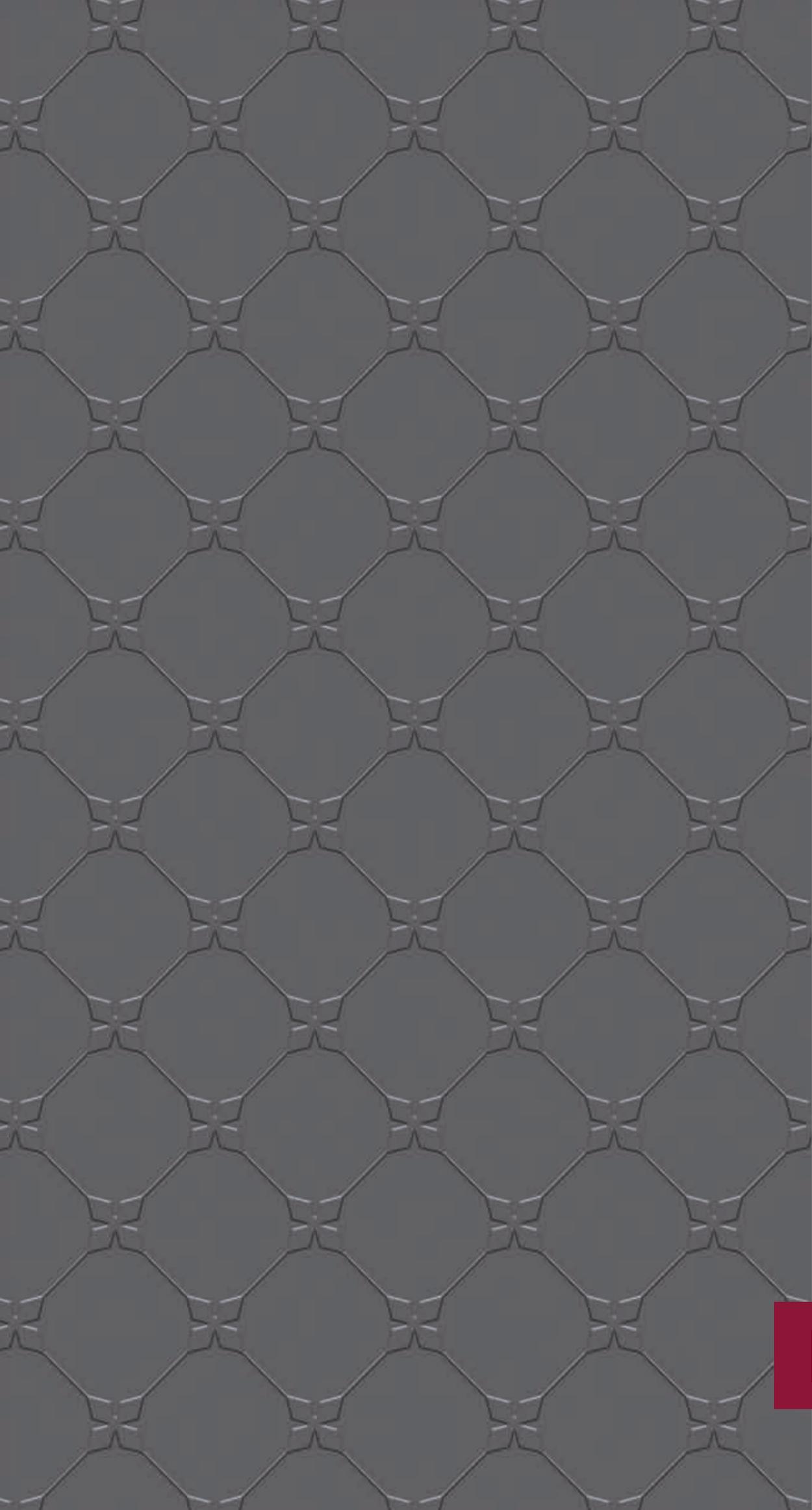
REGISTERED OFFICE:  
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It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties depicts previous Bewley Homes developments and are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by thinkBDW 02/2023 03579-01.

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