



Connells

Sovereign Gate Cooper Way
Overton Basingstoke



Property Description

MORE PLOTS NOW RELEASED AND AVAILABLE PLEASE ASK FOR FURTHER DETAILS!

Introducing The Garden Village Collection from Bewley Homes.

Connells have pleasure in announcing the partnership with Bewley homes in launching the most recent Village Collection to their portfolio of stunning Homes.

Steeped in History, 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.

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.

Places for great moments

Dimensions

Living Room 5.11m x 3.34m 16'9" x 10'9"

Kitchen/Family/Dining Area 5.92m x 4.15m 19'3" x 13'6"

Master Bedroom 3.76m x 2.74m 12'3" x 9'0"

Bedroom 2 3.69m x 2.74m 12'0" x 9'0"

Bedroom 3 3.09m x 2.60m 10'0" x 8'6"

Study 2.46m x 2.39m 8'0" x 7'9"

High Quality Fixtures & Fitting

- 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

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

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 1½ 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*

Location

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.







To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/KSH105232](https://www.connells.co.uk/Property/KSH105232)

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