



Connells

Overton Hill
Overton BASINGSTOKE

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Overton BASINGSTOKE RG25 3PE

for sale offers over
£450,000



Property Description

THREE BEDROOM LINKED DETACHED home in OVERTON, BASINGSTOKE comprising of lounge, kitchen/diner, en-suite, bathroom, rear garden, studio, driveway, cloakroom

This property benefits from a spacious lounge, an amazing open plan kitchen-diner, cloakroom and a large home studio. On the first floor of the property you have 3 bedrooms two doubles and one single bedroom, one of which has an ensuite, and a family bathroom. Outside of the property you have the driveway which can park easily 2 cars with an EV charging point and from the private rear garden you have access to the 19ft home studio.

The village provides access to the A303, A34, M3 and M4 as well as having a mainline train station providing links in to London. Overton and the surrounding areas are mainly rural and the North of the parish is in the North Wessex Downs Area of outstanding Natural Beauty.

The village has good amenities including artisan shops, pubs, restaurants and sports and recreational facilities as well as a school credited as outstanding upon it's last Ofsted inspection.

There is a regular bus service into nearby Andover, Basingstoke and Newbury.

Cloakroom

Low level wc, wash hand basin

Lounge

15' 10" max x 12' 6" max (4.83m max x 3.81m max)

Double glazed window to front, double glazed bay window to side, understairs storage

Kitchen / Diner

15' 9" max x 12' 6" max (4.80m max x 3.81m max)

Double glazed window to front, double glazed glass panel door to garden, space for washing machine, space for fridge freezer, plumbing for a dishwasher, 4 ring gas hob, oven, sink with one and half drainer, wall and base units.

Landing

Loft hatch partly boarded, water tank in loft

Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to front, double built in wardrobe and large single built in wardrobe

Ensuite

Double glazed frosted window to side, shower cubicle, low level wc, wash hand basin

Bedroom Two

10' 11" max x 9' 2" max (3.33m max x 2.79m max)

Double glazed window to front and double glazed window to side

Bedroom Three

10' 11" x 6' 5" (3.33m x 1.96m)

Double glazed window to front

Bathroom

Double glazed frosted window to front, panel enclosed bath with shower over, low level wc, wash hand basin

Outside

Rear Garden

Mostly laid to lawn, patio area

Parking

Driveway parking, EV charging point, parking for 2-3 cars

Studio

Double glazed window to front, double glazed doors to side, power and light









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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Property Ref: KSH104530 - 0009