



Connells

The Chilworth Sovereign Gate
Overton Basingstoke

The Chilworth Sovereign Gate Overton Basingstoke RG25 3TG

for sale
£595,000



Property Description

Introducing The Garden Village Collection -
The Chilworth

The Chilworth is an impressive three bedroom detached home with a study. The home floor comprises of a spacious kitchen/dining/family room, which boasts integrated appliances and stunning French doors that lead out to the garden. The large living room, separate utility room and downstairs W/C complete the ground floor.

Located on the first floor is the master bedroom with en suite and built-in wardrobes, an additional sizeable double bedroom, a third double bedroom and the separate study. This property benefits from a single garage and a parking space.

* Stamp Duty Paid *

Stamp duty paid if you complete and move in for Christmas. T&C's apply - speak to a sales advisor for further details. Subject to a maximum of £17,250.

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.

Bewley Homes Ethos

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.

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.

Overton has so much to offer, from it's 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 13th century Winchester Street.

Dimensions

Ground Floor

Living Room 16'9" x 10'9"

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

First Floor

Master Bedroom 12'3" x 9'0"

Bedroom 2 12'0" x 9'0"

Bedroom 3 10'0" x 8'6"

Study 8'0" x 7'9"

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

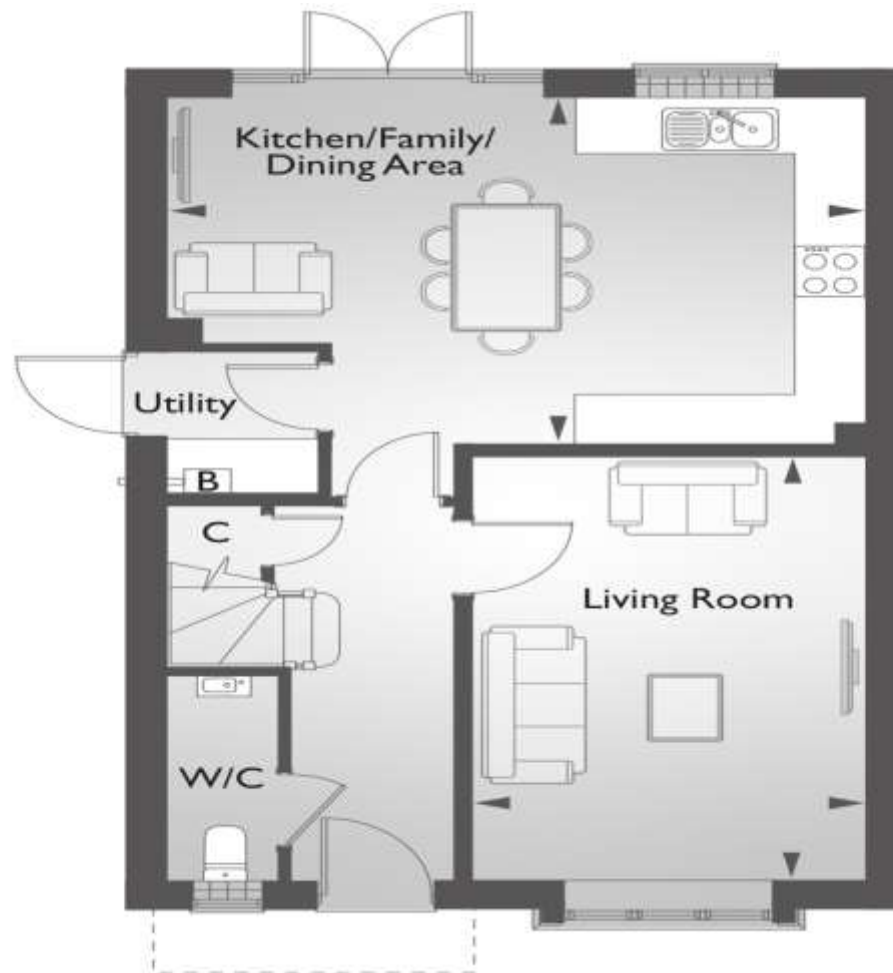
Kitchen & Utility

- 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









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/KSH105460



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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