



Connells

The Goodworth Sovereign Gate
Overton Basingstoke

The Goodworth Sovereign Gate Overton Basingstoke RG25 3TG

for sale
£650,000



Property Description

Introducing The Garden Village Collection - Plot 67 The Goodworth

The Goodworth is a beautiful four-bedroom detached home that is part of our prestigious Garden Village Collection.

As soon as you walk into the light and airy hall you will feel at home. The spacious kitchen/dining area with separate utility and French doors really is the hub of this welcoming home. When you want to relax there is a large living room and the convenience of a cloakroom.

There are four good sized bedrooms, with the master bedroom benefitting from an en suite shower room and fitted wardrobes and a stylish family bathroom. This home also includes a single garage with two parking spaces.

Computer generated image (right) for illustrative purposes only. The elevation, layout and materials may vary and may not necessarily illustrate that property type in its setting at this development. Images are of our show homes and are indicative only.

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 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 13th century Winchester Street.

Dimensions

Ground Floor

Living Room 21'3" x 10'9"

Kitchen/Dining Area 21'3" x 11'9"

First Floor

Master Bedroom 14'6" x 12'0"

Bedroom 2 12'3" x 9'0"

Bedroom 3 12'3" x 8'6"

Bedroom 4 9'9" x 8'6"

Bathroom, En Suite & Cloakroom

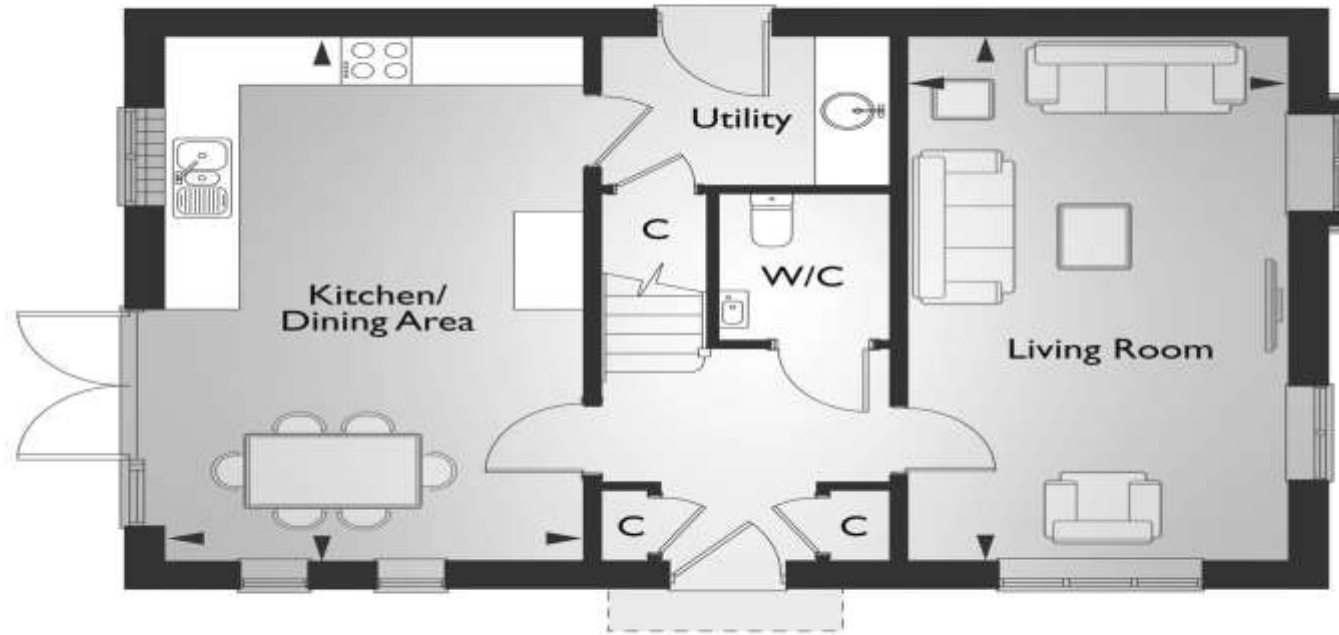
- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling* behind sanitaryware to master en suite and family bathroom. Full height tiling to shower cubicle
- Splashback to 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)







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/KSH105462](https://www.connells.co.uk/Property/KSH105462)

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