



37 Waltham Road, Overton, Basingstoke, RG25 3NQ
Guide Price £625,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Waltham Road in the charming village of Overton, Basingstoke, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout features two inviting reception rooms, including a lounge/diner that provides a warm and welcoming atmosphere for both relaxation and entertaining.

The heart of the home is undoubtedly the newly fitted kitchen, which boasts contemporary finishes and ample storage, making it a joy to cook and gather with loved ones. The property also benefits from a convenient integral garage, providing additional storage or parking options.

The four-piece family bathroom is generously sized, ensuring that everyone has their own space to unwind. A loft conversion adds further versatility, offering potential for a home office, playroom, or guest accommodation.

Outside, the property is equally impressive, with a large driveway that can accommodate up to five vehicles, ensuring parking is never a concern. The rear garden is a true highlight, featuring a substantial outbuilding that can serve various purposes, from a workshop to a garden retreat. The garden itself is a lovely space for outdoor activities, with views to the front and rear that enhance the overall appeal of this home.





Overton is a charming village located in North Hampshire, with a population of approximately 3,000 residents. Situated around 10 miles west of Basingstoke and 15 miles north of Winchester, Overton offers a peaceful rural setting while remaining conveniently accessible. The village features a range of local amenities, including a village shop, post office, traditional pub, and a selection of cafes and eateries. There are also reputable primary schools and nurseries within the area, making it ideal for families. Overton benefits from excellent transport links, with a railway station providing direct services to London Waterloo, and easy access to the A339 and A34 roads. Surrounded by open countryside and scenic walking routes, Overton combines a close-knit community feel with the convenience of nearby towns.

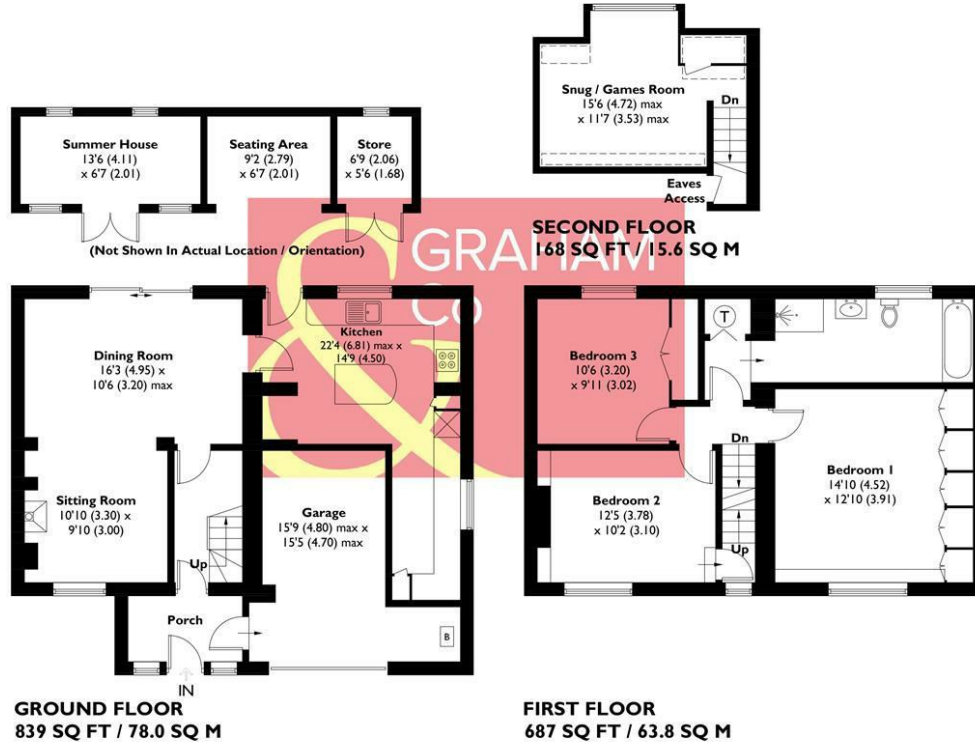




APPROXIMATE GROSS INTERNAL AREA = 1694 SQ FT / 157.4 SQ M
OUTBUILDING = 191 SQ FT / 17.8 SQ M
TOTAL = 1885 SQ FT / 175.2 SQ M
(INCLUDING GARAGE)



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1243746)
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B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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