



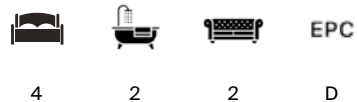
47 KINGSCLERE ROAD, OVERTON

Hampshire RG25 3JB



A CHARMING PERIOD VILLAGE HOME

This delightful period house offers flexible and beautifully presented accommodation, brimming with natural light and character. Thoughtfully arranged over three floors, the property provides generous living space ideal for both family life and entertaining.



Local Authority: Basingstoke and Deane

Council Tax band: F

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.



LOCATED IN A POPULAR VILLAGE

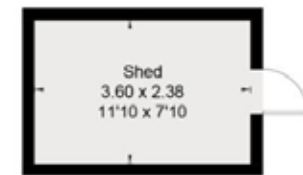
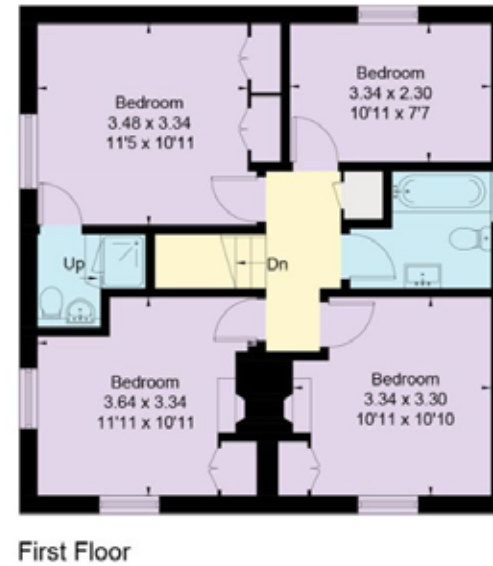
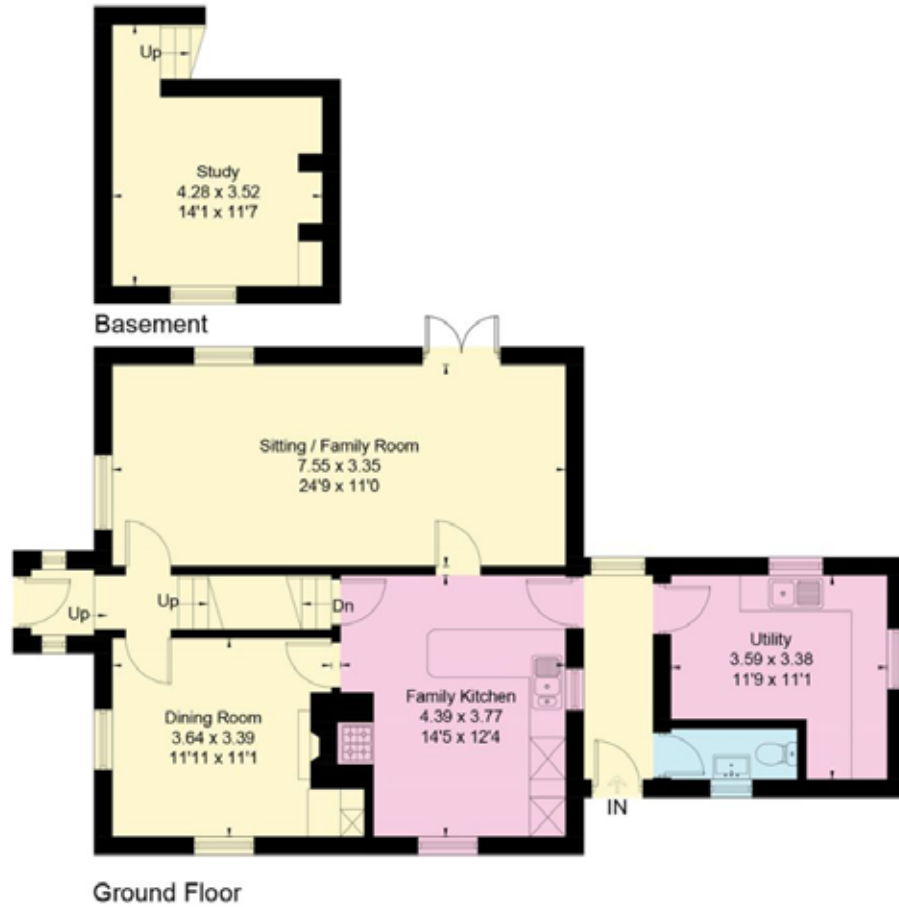
To the ground floor, there are two well proportioned reception rooms, with the main reception room enjoying direct access to the garden. The fitted Neptune kitchen is complemented by a substantial adjoining utility room. A WC completes the ground floor. There is an excellent basement room, which lends itself perfectly to use as a study, playroom, or additional bedroom. To the first floor is the principal bedroom with en suite and three further bedrooms served by a family bathroom. The gardens are a delight offering space and tranquillity. A generous terrace to the rear provides an ideal spot for outdoor dining, with access onto a large level lawn surrounded by well stocked borders. To the front of the house a drive offers ample parking and leads to the double garage. The house benefits from planning permission to convert the loft in the garage and to reconfigure the ground floor space to create open plan living with an additional principal bedroom to the first floor. Planning reference 24/01085/HSE.



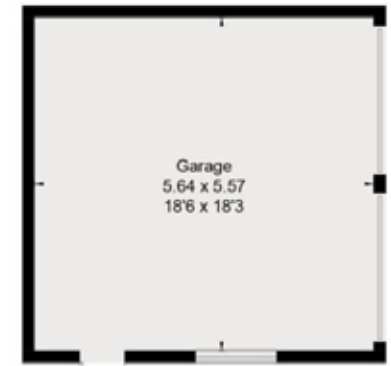




Approximate Floor Area = 151.0 sq m / 1624 sq ft
Garage = 31.3 sq m / 337 sq ft
Total = 182.3 sq m / 1961 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID767266)

We would be delighted
to tell you more.

Laura Read

01256 350600

laura.read@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke

Hampshire RG21 4FF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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