



KEEPERS COTTAGE, OVERTON, HAMPSHIRE

RG25 3BY



# VICTORIAN HOUSE IN A COUNTRYSIDE LOCATION

Keepers Cottage is set in a beautiful rural location, about one mile from Overton. The property includes a self contained annexe, excellent accommodation and equestrian facilities.



Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.



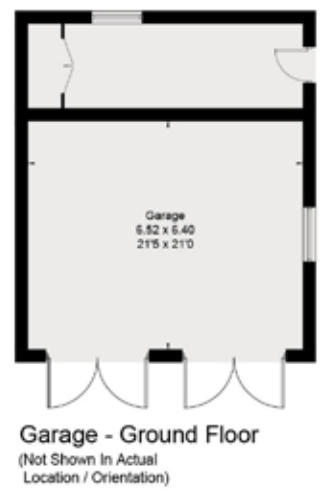
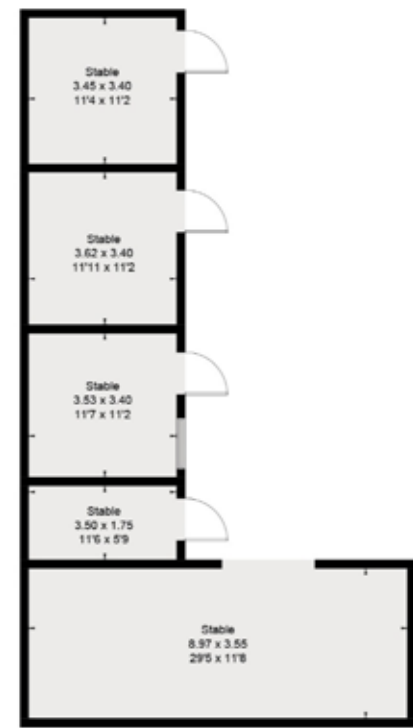
## IN AROUND 2.6 ACRES, WITH TENNIS COURT & STABLES

Believed to date from the late 19th century, the house has been extended and improved, offering well presented spacious rooms that all enjoy an outlook over the grounds. The spacious kitchen/family room forms the heart of the home, with a fitted kitchen, dining and sitting areas, wood burner and doors to the garden. Two further reception rooms, including a sitting room with open fireplace, plus a utility and boot room complete the ground floor. Upstairs are five bedrooms, two en suite, and a family bathroom. Outside, there is a double garage with adjoining office/gym. Above the garage is a self contained annexe, ideal for guests, multi generational living, or home working. There is also a stable block with three loose boxes, hay store, and mains power and water. The grounds extend to about 2.6 acres and include an astro tennis court, extensive lawned areas and attractive terracing around the house—perfect for outdoor entertaining. The property enjoys exceptional views over its gardens and the surrounding countryside.









Approximate Floor Area = 242.3 sq m / 2608 sq ft (excluding Void/Eaves)  
 Garage = 80.1 sq m / 862 sq ft    Stables = 774.5 sq m / 802 sq ft  
 Total = 369.9 sq m / 4272 sq ft

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.

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