



OakCroft Winchester Street, Overton, RG25 3NB
Guide Price £825,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

OakCroft is situated on the far end of Winchester Street, this impressive detached house offers a remarkable living experience with its generous 2,679 square feet of versatile space. Boasting six well-appointed bedrooms, this property is perfect for families seeking room to grow or those desiring a comfortable home for multi-generational living.

One of the standout features of this residence is the attached spacious two-bedroom apartment, providing an excellent opportunity for extended family members or guests to enjoy their own private space while remaining close to home or this could also be annexed and used as an air B&B or rental. The layout of the house is thoughtfully designed to accommodate various lifestyles, ensuring that every member of the household can find their own sanctuary.

The south facing garden is two tiered and overlooks picturesque fields, offering a serene backdrop that enhances the sense of tranquillity and privacy. Additionally, the large driveway and garage provide ample parking and storage options, making it convenient for multiple vehicles or those who enjoy outdoor activities.



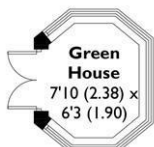


Overton is a picturesque village which offers a strong range of local amenities, including a Doctor's Surgery, a selection of shops, pubs and restaurants, plus various sports and recreational facilities. It benefits from a mainline railway station offering direct services to London Waterloo. Road connections are excellent, with the A303, A34, M3 and M4 all easily accessible.

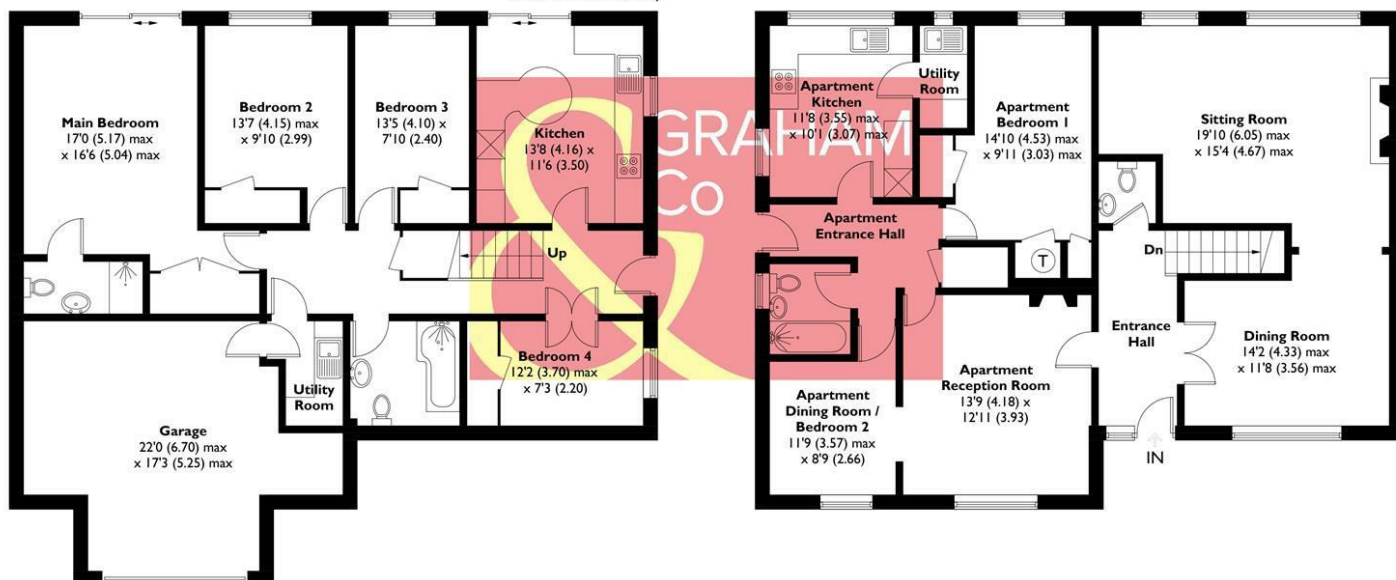




**APPROXIMATE GROSS INTERNAL AREA = 2633 SQ FT / 244.6 SQ M
(INCLUDING GARAGE)
GREEN HOUSE = 46 SQ FT / 4.3 SQ M
TOTAL = 2679 SQ FT / 248.9 SQ M**



(Not Shown In Actual Location / Orientation)



**GROUND FLOOR
1350 SQ FT / 125.4 SQ M**

**FIRST FLOOR
1283 SQ FT / 119.2 SQ M**

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 (ID1316448)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: G



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

