



12 Sheep Fair Lane, Overton, Basingstoke, RG25 3PF
Asking Price £525,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a gorgeous three bedroom semi detached family home situated on the fringes of the popular Overton Village in the newly established Seven Acres Development. Built by the esteemed Bargate Homes. The accommodation comprises an entrance hall, a stylish lounge with a bay style window, a cloakroom and a kitchen diner. Upstairs there is a family bathroom and three bedrooms including the master which also benefits from a ensuite shower room. The rear garden is a fantastic feature of this home. A large fence enclosed space with level lawn and a patio area. To the front there is a driveway for two cars and a garage which also houses a utility area.





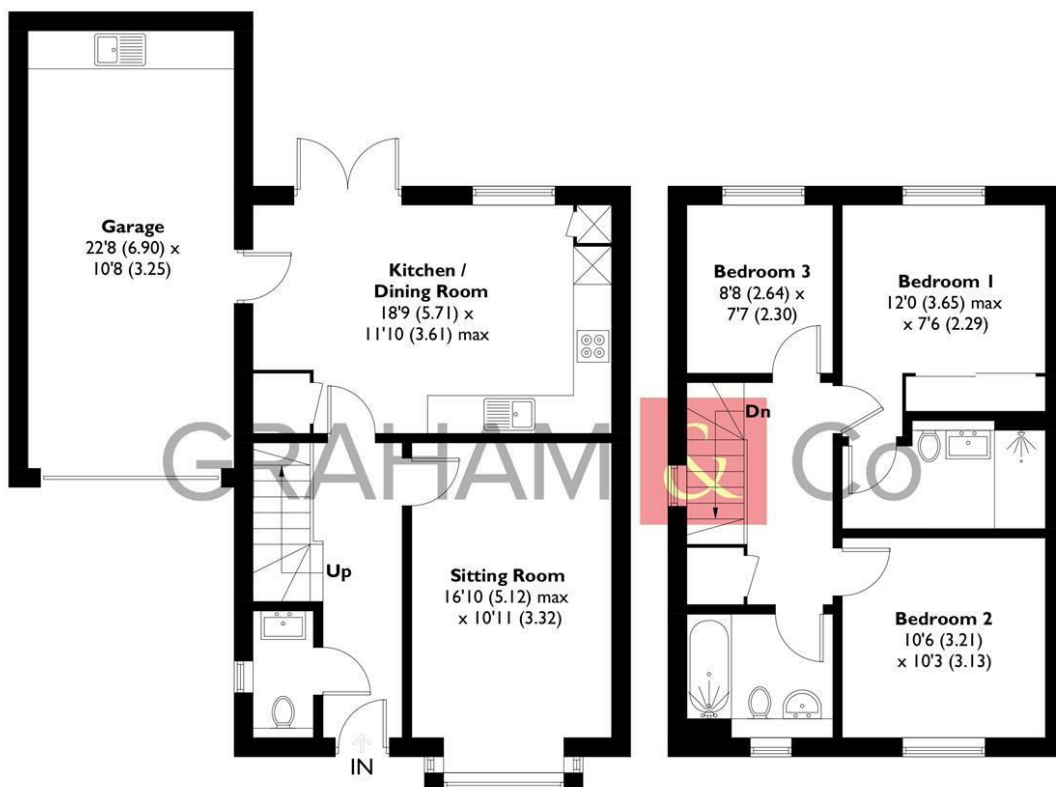
Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and a main line railway station with service to London (Waterloo). Basingstoke and Andover are about 8 miles with a wider range of shopping and recreational facilities, the latter having two sports centres, two multiplex cinemas, museums, an ice rink and ten pin bowling etc. The M3 motorway can be accessed at junctions 6 and 7, whilst the A303 and A34 main roads are accessible.





**APPROXIMATE GROSS INTERNAL AREA = 1291 SQ FT / 120.0 SQ M
(INCLUDING GARAGE)**

GRAHAM & Co



**GROUND FLOOR
780 SQ FT / 72.5 SQ M**

**FIRST FLOOR
511 SQ FT / 47.5 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 (ID1328391)

Produced for Graham & Co

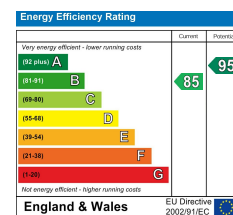
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.