



Mill Mead, Overton, Basingstoke, RG25 3FD

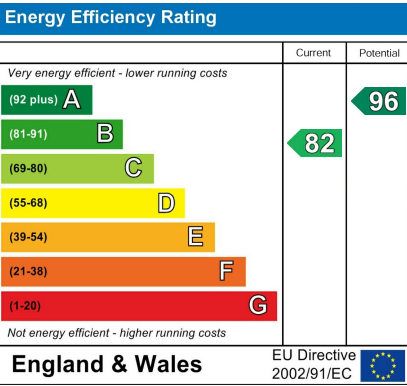
£340,000 - Freehold



Barons Estate Agents are delighted to bring to the market this well presented two bedroom home, situated in a desirable village location. The ground floor comprises an entrance hall, cloakroom, kitchen, and a spacious living room with French doors opening onto the enclosed rear garden. The first floor offers two double bedrooms, one with built-in wardrobes, and a family bathroom. Externally the property benefits from a garage with two parking spaces in front, along with access to a well-maintained park and field managed by the estate management company. Additional features include double glazing and gas central heating. An early viewing is highly recommended by the vendors sole agent.

### Key Points and Features

- 2 Double Bedrooms
- Kitchen
- Enclosed Rear Garden
- Entrance Hall
- Family Bathroom
- Garage
- Living Room
- Cloakroom
- Village Location



### Location

Mill Mead is situated within the tranquil village of Overton. Overton is a large village and parish in Hampshire, located west of the town of Basingstoke, and east of Andover and Whitchurch. The village has independent local shops and amenities, along with the world famous Bombay Sapphire Distillery in nearby Laverstoke. The village is served by Overton railway station on the West of England Main Line, which lies to the north of the village. It is also served by a weekday hourly bus service provided by Stagecoach to Winchester and Andover, both of which continue to form a 30 minute service to Basingstoke. There are a selection of finely regarded pubs, cafes and restaurants to complement the other facilities such as 30 acres of recreational grounds such as cricket pitches, football pitches and a 9 hole golf course.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council.

### Council Tax

Band C

### Viewing Arrangements

Strictly by appointment only via Barons Estate Agents.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

### Agents Note

Estate Charge applies at approx. £371 per annum