



7 Edneys Walk, Overton, Basingstoke, RG25 3FB
Guide Price £859,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the charming village of Overton, Basingstoke, this exquisite five-bedroom detached house, built in 2018, offers a perfect blend of modern living and countryside charm, having been upgraded throughout, with beautiful shutters and fully tiled bathrooms. The property is situated on the edge of a delightful development, providing a serene backdrop while still being conveniently close to local amenities.

Upon entering, you will be greeted by an open hallways leading to the spacious and inviting open-plan, fully fitted and upgraded kitchen, dining, and reception area, ideal for both entertaining and family gatherings. The home boasts three reception rooms, including a separate lounge and a snug that can easily serve as a home office, catering to various lifestyle needs. The vaulted ceilings enhance the sense of space and light throughout the property.

The five generously sized bedrooms include two with en-suite bathrooms, ensuring comfort and privacy for all family members. The additional bathrooms provide ample facilities for guests and family alike. The property has been extensively upgraded by the current owner, showcasing thoughtful design and high-quality finishes.

Step outside to discover a beautifully landscaped rear garden, complete with a charming pergola and an array of well-planted shrubbery and trees, creating a tranquil outdoor retreat. The property also features a garage and parking space for numerous vehicles, providing convenience for residents and visitors.

Overton is well-connected, with direct train services to Waterloo, making it an ideal location for commuters. The village offers a variety of amenities, including the Test Valley Golf Club, local pubs, and shops, all within a short distance. Additionally, the renowned Bombay Sapphire Distillery is nearby, adding to the appeal of this delightful area.

This stunning home is perfect for those seeking a spacious, modern residence in a picturesque setting, combining the best of village life with easy access to the wider region.



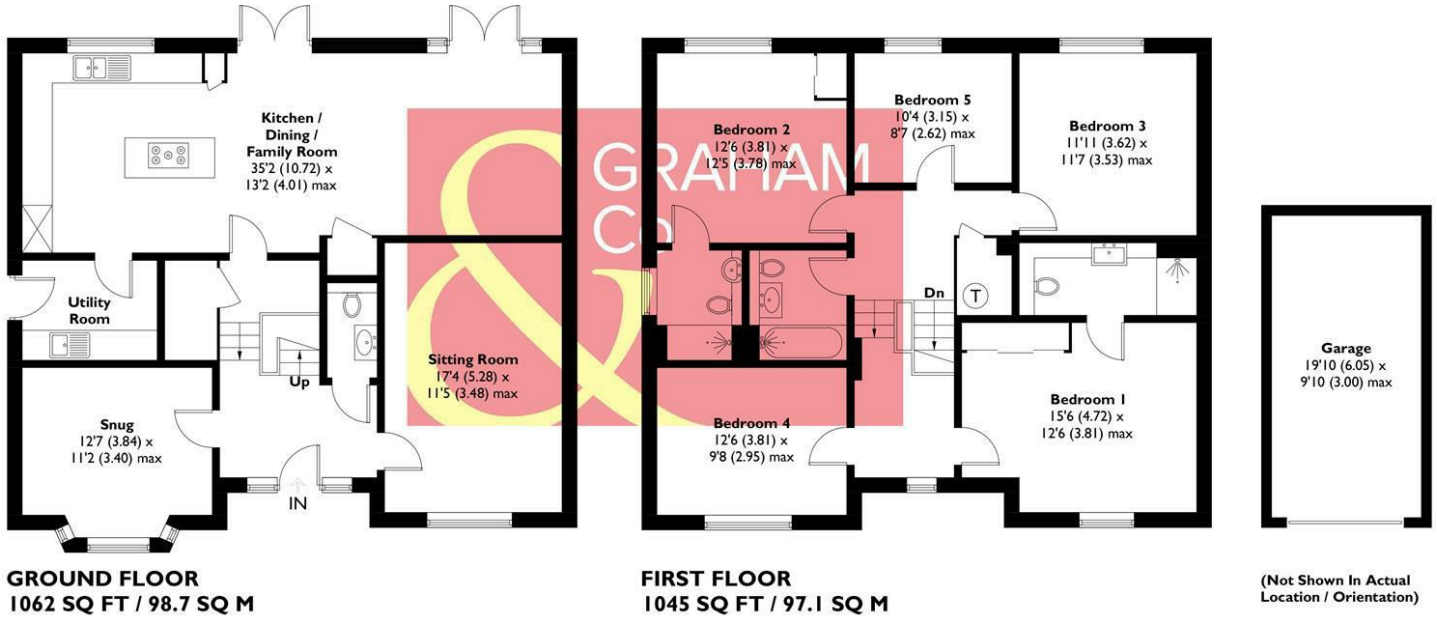


Overton is a charming and welcoming village nestled in the heart of Hampshire, renowned for its picturesque countryside and historic charm. Surrounded by rolling fields and scenic landscapes, it offers a peaceful and idyllic setting for residents seeking tranquility and natural beauty. The village boasts a rich history, with quaint cottages, a historic church, and a close-knit community spirit. With excellent local amenities, including shops, pubs, and excellent transport links to nearby towns and cities, Overton provides the perfect balance of rural serenity and convenient living. Whether you're looking for a family home or a peaceful retreat, Overton is an ideal location to enjoy the best of Hampshire's countryside.





APPROXIMATE GROSS INTERNAL AREA = 2107 SQ FT / 195.8 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 2302 SQ FT / 213.9 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 (ID1259018)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			91
(81-94) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: G



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