



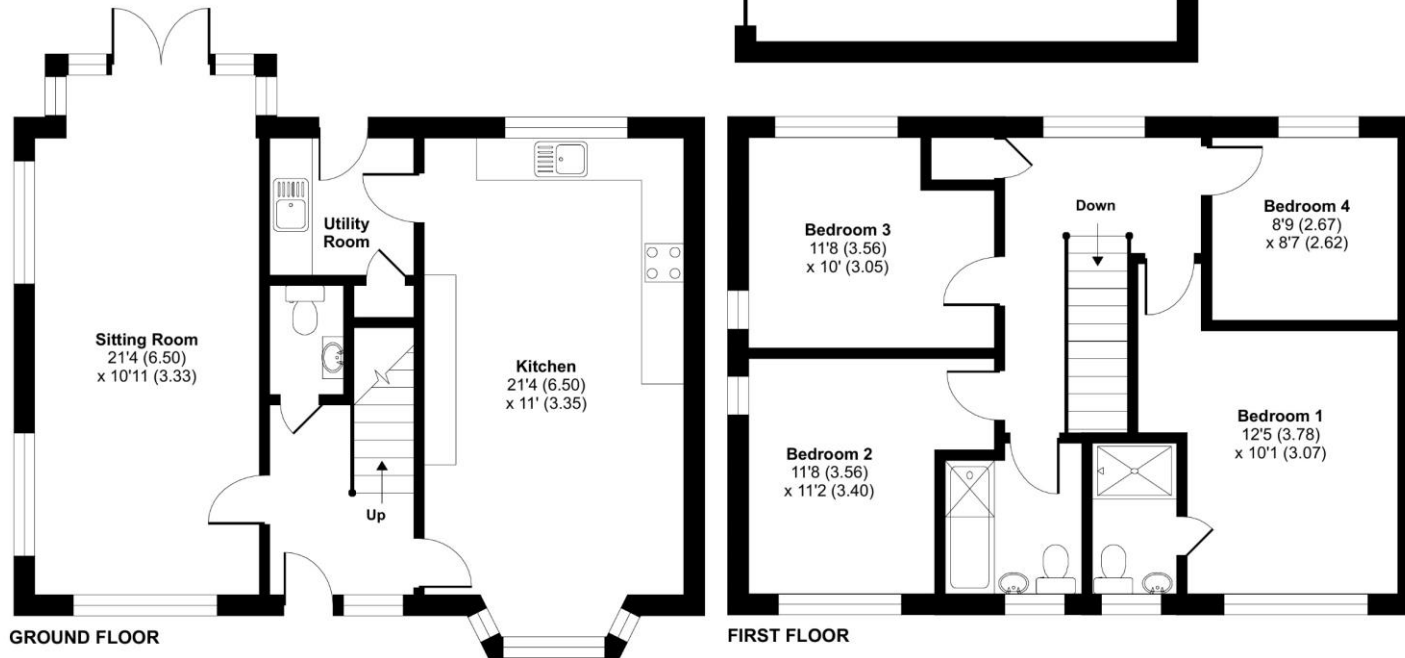
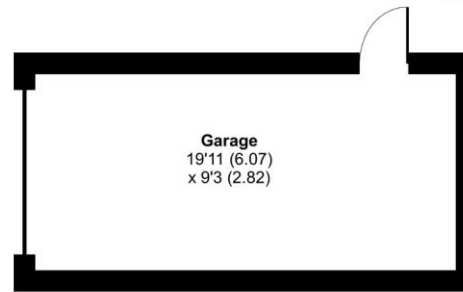
Observer Point Road, Overton, Hampshire, RG25 3FA



ACCOMMODATION

An impressive four bedroom detached family home situated within a popular development on the edge of this desirable Hampshire village and within walking distance of the mainline train station (Waterloo in under an hour). The local area is well served by schools including Cheam, Elstree, St Swithun's, Horris Hill and there is also a primary school rated Outstanding by Ofsted in the village. The property is presented in excellent condition throughout, with flexible accommodation spread out over two floors. The generous and welcoming entrance hallway leads through to the bright and stylish triple aspect sitting room to the left-hand side with double doors opening to the patio terrace. To the right of the hallway is the stunning kitchen/dining room with a comprehensive range of wall and base units with complementary work surfaces and a useful separate utility room adding additional storage space. The first floor continues to impress and comprises the principal bedroom, benefitting from an en-suite shower room. The three further bedrooms are served by the stylish family bathroom. The private and enclosed rear garden benefits from a raised decked area, ideal for al fresco dining. To the front of the property, there is driveway parking suitable for two cars. The property is offered with no forward chain.

Approximate Area = 1375 sq ft / 127.7 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 1561 sq ft / 145. sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 850825



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The village of Overton sits on the river Test and has a wide range of local amenities, including the Co-operative supermarket, doctor's surgery, restaurants, pubs, takeaways and a vet surgery. As well as the attraction of convenient shops and amenities, all of which are in walking distance there is also a mainline railway station, with fast links to London Waterloo within 55mins. There is a regular bus service to the nearby centres of Basingstoke, Andover and historic cathedral city of Winchester. Road communications within the area are first class with easy access to the M3, A34 and A303



SPECIFICATION

- Attractive detached four-bedroom house
- Modern development built in 2019
- Presented in excellent condition throughout
- Walking distance to Overton Station and High Street
- No onward chain
- Stunning kitchen/dining room
- En-suite shower room to principal bedroom
- Off road parking plus detached single garage
- Remainder of 10-year NHBC Guarantee

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band: F

ASKING PRICE

£595,000

TENURE

Freehold

Annual service charge applicable: £450

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.