



81 Foxdown, Overton, Basingstoke, RG25 3JQ  
Asking Price £500,000





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### PROPERTY DESCRIPTION BY Mr Nick King

A bespoke development of Eco Homes within walking distance of the amenities and the mainline train station of Overton, Graham & Co are delighted to offer to the market a beautifully presented detached family home.

The accommodation comprises of; hallway with cloakroom, kitchen, lounge/diner which leads to a solar room and access to the rear garden.

Upstairs there are three bedrooms, all of which have built in wardrobes. The master bedroom benefits from an en suite, and along with the third bedroom benefits from air conditioning, and both have access to the mezzanine balcony over the solar room. There is also a modern three piece suite family bathroom.

The rear garden is south facing, with a raised decked dining area, lawn and side gated access, leading to the single garage and the driveway, where there is parking for two vehicles.

The property furthermore benefits from solar panels and rain water recycling.







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 (near the house) 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.







Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID950951)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC

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.