



16 Copse Road, Overton, Basingstoke, RG25 3JL
Guide Price £895,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this stunningly renovated FIVE bedroom detached family home situated at the end of a quiet road in the popular Overton Village. This property has been meticulously designed by its current owners to boast five double bedrooms over two floors offering incredibly versatile living accommodation which further comprises an entrance hall, a large living room, an open plan 27 foot long kitchen/ diner with bi fold doors leading to the garden. There is a separate utility room, downstairs shower room and three bedrooms. Upstairs offers two large bedrooms and a large family bathroom. Outside the gardens have been partially landscaped and the footings have been set for a double garage should the new owners wish to continue.



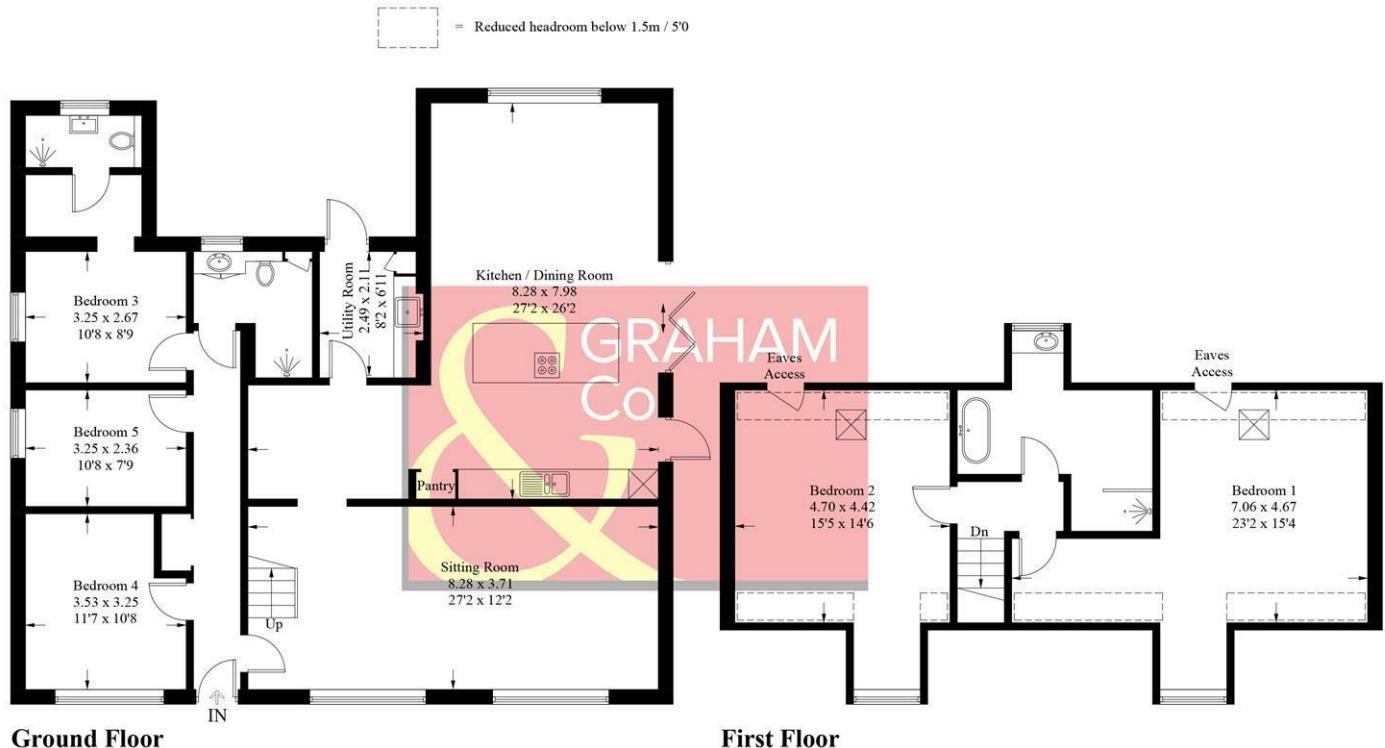


Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and (near the house) 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.



Copse Road, RG25

Approximate Gross Internal Area = 199.3 sq m / 2145 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

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 (ID1110655)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC		72	61

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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.