GRAHAM & Co

www.grahamco.co.uk







19 Two Gate Meadow, Overton, RG25 3TG

Guide Price £675,000



19 Two Gate Meadow, Overton,
Guide Price £675,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this versatile family home originally named 'The Linnet' in Two Gate Meadow in Overton, Basingstoke, this charming detached house offers a blend of space and comfort. Originally built in 1990, the property has been thoughtfully designed to maximise living areas, boasting an impressive 1,785 square feet of well-appointed accommodation.

The home features three inviting reception rooms, perfect for both entertaining guests and enjoying quiet family time. There is also a utility room and home office. The flexible layout allows for a seamless flow between the rooms, creating an ideal environment for modern living. With three/four bedrooms, the property also provides ample accommodation for families or those seeking extra space for guests.

The removal of the partition in the original four-bedroom layout has resulted in larger, more functional rooms, enhancing the overall appeal of the home. This thoughtful alteration allows for a more open and airy atmosphere, making it a perfect sanctuary for relaxation.

The property also benefits from generous parking accommodating up to four vehicles, which is a rare find in such a peaceful setting. Situated in a quiet cul-de-sac, this property offers a quiet lifestyle while still being conveniently located near local amenities and transport links.





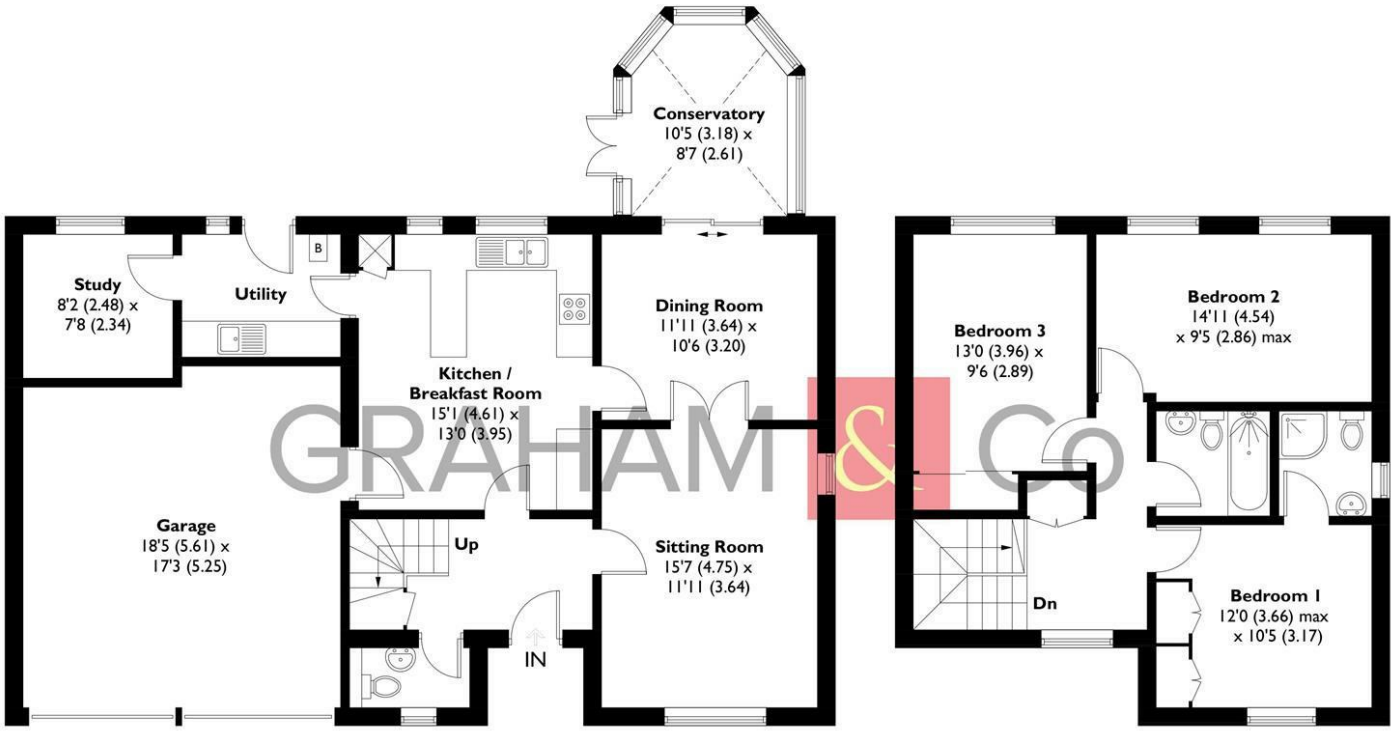


Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and a main line railway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



APPROXIMATE GROSS INTERNAL AREA = 1785 SQ FT / 165.9 SQ M
(INCLUDING GARAGE)

GRAHAM & Co



GROUND FLOOR
1191 SQ FT / 110.7 SQ M

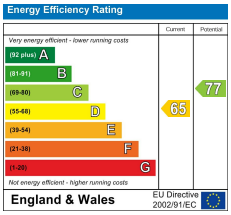
FIRST FLOOR
594 SQ FT / 55.2 SQ M

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 (ID1344495)
Produced for Graham & Co

MORTGAGE ADVICE
Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com



Tax Band: F





OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

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.