



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this three bedroom family home. Located in the popular village of Overton, the property is ideally situated for schools, commuting and other amenities.

The ground floor accommodation provides an entrance porch, lounge, a generous kitchen dining room and a rear entrance porch.

The first floor provides three bedrooms, two of which are good size double rooms and a family bathroom.

Externally the property has a private enclosed rear garden, driveway parking and a garage with power located in a nearby block.

Additional benefits of this property are double glazing and gas radiator heating.

Location: Overton is an exceptionally attractive and well-connected Hampshire village. The village blends historic charm with modern convenience, offering a thriving centre of independent shops, cafés, pubs, and essential amenities — all within a peaceful rural setting. The area is ideal for family loving and commuting, with a railway station in the village and convenient road links to the A34, A303 and M3 all nearby.

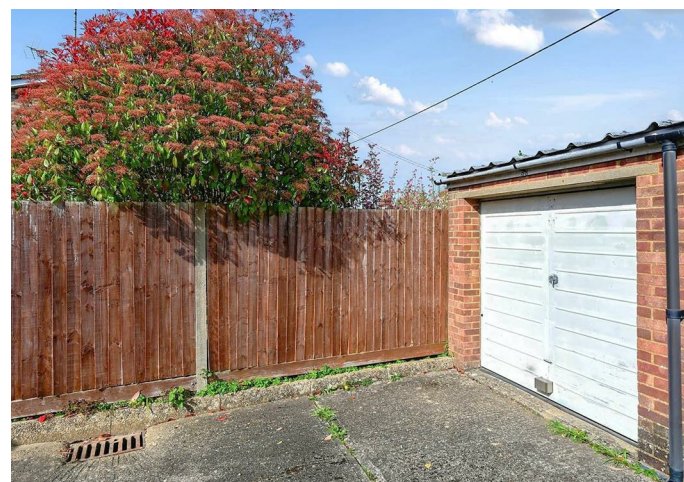
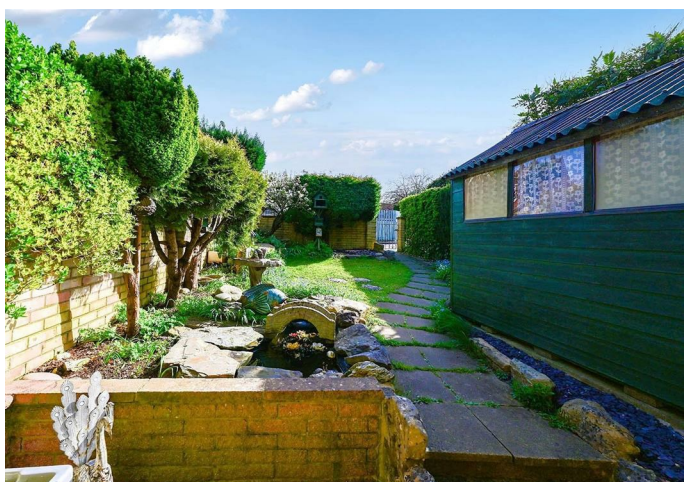
Tenure: Freehold.

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council, Tax Band C.

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

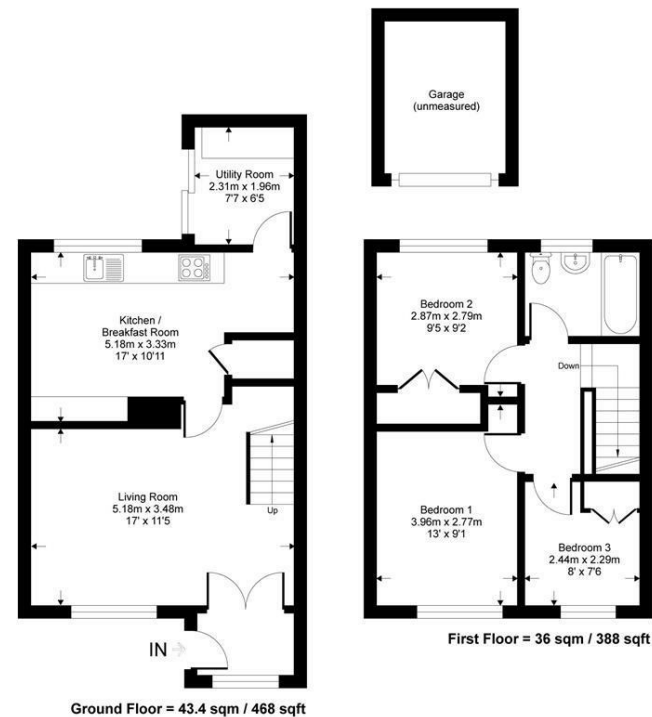




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
EU Directive 2002/91/EC		
England & Wales		

Woodlands

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft (excludes garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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