



Hazelcombe Overton Hampshire RG25 3NX

Winkworth





## Hazelcombe

Overton Hampshire RG25 3NX

### Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Study  
Kitchen/breakfast room  
Utility room  
Four bedrooms  
En-suite shower and family bathroom  
Double garage and driveway  
Gardens

### Description

This impressive four bedroom detached house is an ideal family home with good size rooms throughout. It is situated in the Hampshire village of Overton, popular for its flourishing high street, schools and mainline railway station into London Waterloo (approximately one hour).

It also benefits from a huge basement level garage and store that offers opportunities for a studio/gym – subject to any necessary consents.



The property has an elevated position towards the end of a cul-de-sac, with far reaching views over roof tops to the countryside beyond.

Steps lead up to the front door that opens into a central hallway. Off to the right is a large study and across the hallway is the living room, which has a bay window, fireplace and double doors leading through to the dining room that has French doors out to the rear garden.

The twin aspect kitchen/breakfast room has recently been refitted in an appealing country cottage style with shaker units (that have 'soft-close' cupboards and drawers) complemented by wooden and quartz worksurfaces and attractive floor tiling. There is a central island and plenty of room for a decent size dining table.

The utility room has further storage cupboards, plumbing for a washing machine and space for a tumble drier.

Completing the ground floor is the cloakroom and a doorway under the stairs that leads down to the basement level – this is about 600 square feet (56 square metres) and is currently a garage/storage space and offers great potential for other uses.

Heading up to the first floor there is a large galleried landing and four decent size bedrooms, all with built-in wardrobes. Bedroom one has a bay window, that takes full advantage of the elevated views to the front, and an en-suite shower room. The family bathroom has a modern white suite with a shower and screen over the bath.

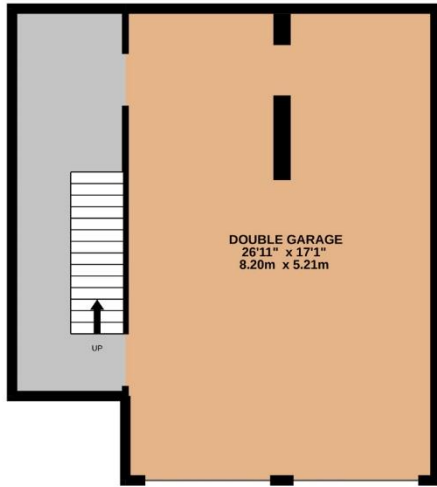
Externally there is a secluded south-west facing garden to the rear that has a large paved terrace, lawn and deep, tiered flower and shrub beds. The front garden slopes away from the house and has well stocked shrub beds.



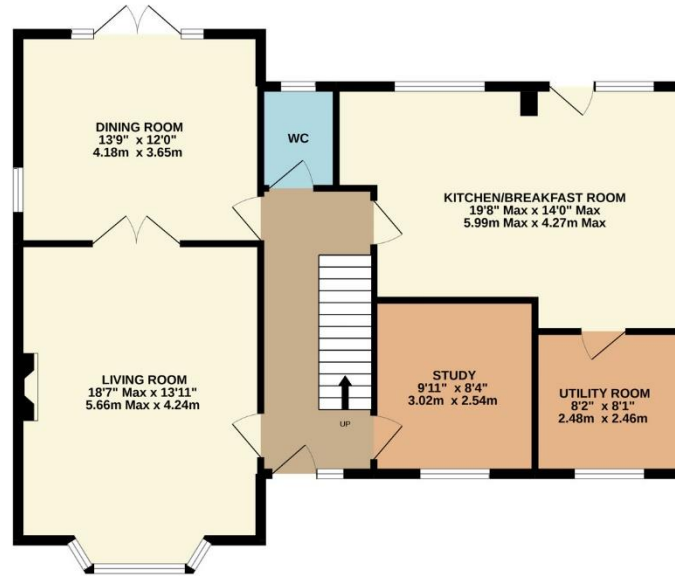
# Hazelcombe

Overton Hampshire RG25 3NX

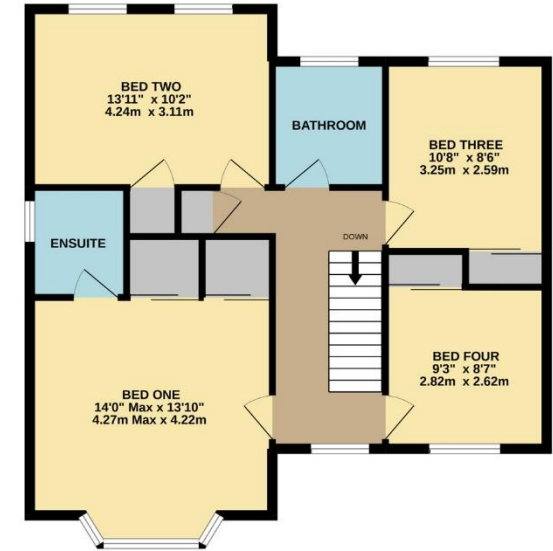
**BASEMENT**  
608 sq.ft. (56.5 sq.m.) approx.



**GROUND FLOOR**  
934 sq.ft. (86.7 sq.m.) approx.



**1ST FLOOR**  
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



See things differently.