



Kingsclere Road, Overton, Basingstoke, RG25 3JA

£1,000,000



Council Tax Band: F

Tenure: Freehold

Property Type: Detached Bungalow

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Situated in the heart of the highly sought-after village of Overton, this impressive three-bedroom detached bungalow occupying a generous plot of approximately 0.3 acres and offers exceptional potential, with approved planning permission in place for a substantial and contemporary redevelopment.

The existing accommodation is well-balanced and comprises a central entrance hall providing access to all principal rooms. There is a spacious living room, a modern kitchen, and a separate dual-aspect dining room with double doors opening onto the rear garden—ideal for both everyday living and entertaining. The property further benefits from three well-proportioned double bedrooms, two with fitted wardrobes, a four-piece family bathroom, and a separate WC.

Externally, the property truly excels. The substantial rear garden is predominantly laid to lawn with a patio seating area, enclosed by mature trees and shrubs offering a high degree of privacy. A particular highlight is the picturesque River Test running along the rear boundary, creating a tranquil setting with stunning views and abundant wildlife.

To the front, a gated shingled driveway provides ample off-road parking for multiple vehicles and leads to a tandem-length garage with power and lighting.

Of particular note, the property benefits from approved planning permission (Ref: 24/00217/FUL) for redevelopment into an impressive two-storey detached home, designed to a high specification. The proposed layout (as per the attached plans) includes a striking open-plan kitchen/breakfast room, separate living and family/dining areas, utility room and WC to the ground floor. The first floor offers three generous bedrooms, including a principal suite with walk-in wardrobe and en-suite wet room, a family bathroom, additional walk-in storage, and a dedicated study space.

This rare opportunity allows purchasers to acquire a prime village plot with a clear vision for a beautifully designed modern home, perfectly combining space, style, and a stunning riverside setting.





Overton Sales

21 High Street Overton. RG25 3HB

01256 773 677

overton@brockenhurst.info