



28 Town Mill – Kingsclere Road – Overton – Hampshire – RG25 3JE

A one-bedroom first floor apartment in a popular retirement development close to shops



## 28 Town Mill

Entrance hall • Sitting room • Bedroom  
Kitchen • Bathroom

**£145,000 leasehold**

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Town Mill is ideally situated on the banks of the River Test close to the centre of the village with its wide variety of shops and services. There are 15 one and two-bedroom apartments in a new building opposite the old mill which has itself been converted into 17 one and two-bedroom apartments.

A one-bedroom first floor apartment with fine views overlooking the gardens.

Facilities include a scheme manager, emergency alarm system, lounge, laundry, guest facilities, lift, courtyard parking and intercom system.

Attractive landscaped gardens bordering the River Test.

Road and rail communications are excellent with the A34 about four miles to the west and the M3 about five miles to the east. Basingstoke, with regular train services to London ( Waterloo) is about seven miles away.

157 year lease (from 1988), no ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 01256 771597 or  
Fifty5plus on 01488 668655**



*Sitting room*



*Bedroom*



*Kitchen*

## The Property

No 28 Town Mill is an attractive large one-bedroom first floor apartment with beautiful views over the gardens.

Approximate room dimensions as follows: Entrance hall with storage cupboard with new Fischer Aqua boiler. Sitting Room (17'6" x 9'8") with double glazed doors to balcony. East facing Kitchen (7'3" x 7'2") with John Lewis hob unit and floor and wall cupboards. Bedroom (13'4" x 9'1") with built-in wardrobe, cupboards and book shelves. Bathroom (7'2" x 5'9"). Double glazing and electric storage heating.

Local shops and facilities are nearby and there is a regular bus service to the larger centre of Basingstoke eight miles away.

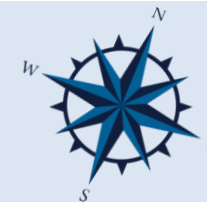
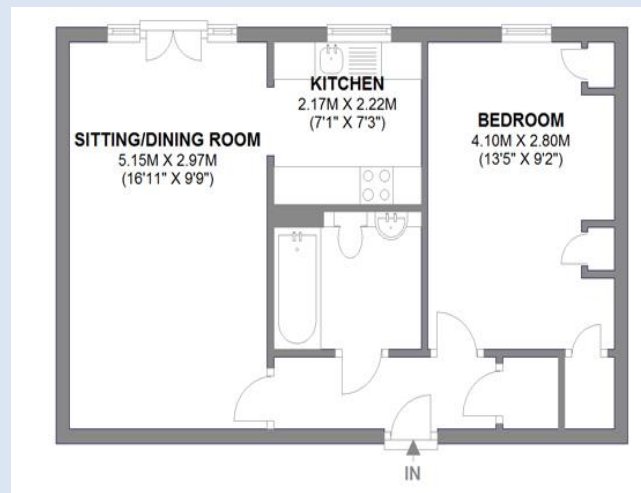
## Directions to Town Mill

From the A34 west of Overton take the road to Whitchurch and in the centre of Whitchurch take the London Road (B3400) east through Laverstoke to Overton. As you enter the village and approach the High Street pass Vinns Lane on your right, followed by Dellands and Woodlands.

At the crossroads with Winchester Street in the centre of the village turn left into Kingsclere Road and Town Mill will be found in a short distance on your right.



*Bathroom*



*Approximate gross internals:*

*Total: m<sup>2</sup> / ft<sup>2</sup>*

*Energy Performance Rating: 85*

*Condition Code: C*

*Service charge: £2,474.20 p.a.*

*Council tax banding: B*

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Town Mill

Town Mill is ideally situated on the banks of the River Test close to the centre of the village with its wide variety of shops and facilities.

## Services

There is a resident scheme manager, laundry, guest room, residents' lounge and 24 hour alarm and intercom system in all properties. It is just a short walk to the village centre

## Location

Overton was a 'church' manor from at least King Alfred's time and his successor, Edward the Elder, confirmed a previous crown grant of Overton to the Bishop in Winchester in 909. With Bishop Henry de Lucy's development of a new 'market town' across the Test at Overton in about 1215 the need was clearly seen for a new church and St Mary's was much altered about this time.

The origins of this nearby flint walled church date back to the late Norman period as does knowledge of a Town Mill where it is recorded in the Domesday Book after the Norman takeover, since when there has always been a town mill on the river bank.

Basingstoke nearby has excellent shopping, entertainment and sporting facilities with Hackwood Park hosting county cricket and an indoor sports arena. One of the town's older buildings is St Michael's Church dating from Norman times and containing some fine 16th-century stained glass windows. The Willis Museum close to the town centre in New Street contains items of geological and archaeological interest as well as a collection of clocks.

## Further afield

The village is well placed to take advantage of the major road and rail links throughout the south of England. There is a good local bus service to Basingstoke (8 miles) and Winchester (12 miles) as well as Andover and Newbury. The A30/M3 (Junction 8) is about four miles away allowing swift access to London and Heathrow Airport. Services to London (Waterloo) from the village station take about an hour



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We're here to help

