



# SHADWELLS

The Lynch, Overton, Hampshire RG25 3DQ

TO LET

£3,750 pcm



# Shadwells

The Lynch, Overton, Hampshire, RG25 3DQ

Overton | Basingstoke 8.6 miles | Whitchurch 3.3 miles | London Waterloo from Overton Station – 1 hour 40 minutes | Mileages and times approximate

## 4 bedrooms

A beautifully restored, detached period property enjoying an idyllic rural setting yet within easy reach of Overton town centre. Shadwells has been refurbished throughout is presented to an exceptionally high standard.

### THE PROPERTY

A generous family home which has been finished to a very high standard with quality appliances used throughout. The house retains a number of period features such as exposed beams.

There are two large reception rooms, the first being the sitting and dining room, opening into the kitchen. The second is the main living room, a characterful room with exposed beams, feature fireplace and doorway into the garden. The kitchen is beautifully presented with a high-quality kitchen with stone worktops, butler's sink and appliances. Large utility room.

The main bedroom is a lovely double room with en suite bath and shower room. Bedroom 2 also has an en suite shower, with bedrooms 3 and 4 on the second floor with shower room.

The house sits in a good size garden, laid to lawn with terrace area and garage.

The house is in a peaceful, rural position within easy reach of Overton. The town provides a good range of amenities including a mainline railway station to London.

### ADDITIONAL INFORMATION

#### Services

Mains water and private drainage – charge of £15 per month. Gas central heating

#### Local Authority

Basingstoke and Deane Borough Council.  
Tax band G

#### EPC

C75

#### Pets

Considered, rent may vary

#### Deposit

£4,326

#### Directions

From Whitchurch, take the B3400 heading East. Continue through Laverstoke and as you approach Overton, take the left turning to Southington Lane. At the end of the road, turn left onto The Lynch and Shadwells can be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**WINCHESTER**

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester SO21 3NZ

T 01962 763 900 E info@bcm.co.uk

**ISLE OF WIGHT**

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805 E iow@bcm.co.uk

**OXFORD**

BCM, Sunrise Hill Yard, East Ilsley,  
Newbury RG20 7LY

T 01865 817 105 E oxford@bcm.co.uk



rural property specialists