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Brimpton Road, Baughurst

Guide price £750,000

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Key Features

- > Four bedroom detached
 - > EPC rating: TBC
- > Council Tax Band: F
 - > Freehold
- > Previously extended
 - > Large plot



Belvoir Estate Agents - Set on the outskirts of Baughurst, is this beautifully presented and previously extended four bedroom detached home, which is located within a short walking distance of The Hurst School.

Honeysuckle Cottage is set on a generous sized plot on the outskirts of Baughurst, and is approached by a large shingle driveway which has suitable parking for several cars. After entering the front door, there is a small hallway which gives access to all downstairs principle rooms, with stairs immediately in front leading to the first floor.

Following the extension, the downstairs living space now offers four reception rooms, a downstairs toilet and boasts a 30ft kitchen across the back of the property, which opens up into a separate dining room.





The living room is light and airy due to dual aspect UPVC windows, and offers an open fireplace with brick surround and oak doors leading through to a separate dining space. The dining room leading through to the kitchen is the real heart of the home, with an incredible open plan living space where there is ample space for a 6 seater dining table, and a separate breakfast bar suitable for 4 chairs. The kitchen offers an array of storage cupboards with both eye and base level units including fitted dishwasher, a five ring gas range cooker and space for a fridge freezer and washing machine. From the kitchen, there is a downstairs cloakroom and access into the rear garden.

There is a further reception room to the right of the entrance hallway, which is currently being used as a separate study, again offers a light and airy room due to front aspect UPVC double glazed windows, and extra storage with understairs storage. The room has been altered slightly to offer a further and private office space which has access into the garden.



Upstairs, the landing gives access to all four bedrooms and a family bathroom. All bedrooms are excellent sized doubles, with the main room being a particularly large room and offering access to a large balcony overlooking to the rear garden. The second bedroom has a hidden staircase which leads the loft space.

The family bathroom is a large four piece, including fitted bath with shower attachment, toilet, sink and separate shower cubicle.

Outside, there is a large rear garden which is mainly laid to lawn, with a separate area of patio which leads all around the property, and a double garage set back in the garden.





We can refer you onto Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Phillips. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.







Floor 0



Floor 1

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Property is personal

Approximate total area^m

1499.31 ft²

Balconies and terraces

190.2 ft²

Reduced headroom

2.8 ft²

(1) Excluding balconies and terraces

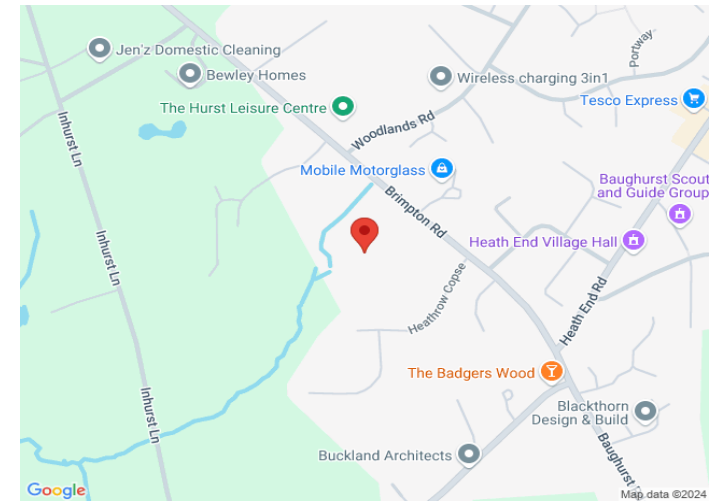
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

www.belvoir.co.uk

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