



4  1  2 

Valley Way, Pamber Heath

£425,000

BELVOIR!



Key Features

- > Four bedroom semi detached
 - > Council Tax Band: E
 - > Utility room
- > Downstairs shower room
- > Back onto playing fields
 - > Cul-de-sac location
 - > Tenure: Freehold
 - > EPC rating D



Belvoir Estate Agents offer to the market this wonderfully presented four bedroom, semi detached home backing onto playing fields.

A welcoming entrance porch leads into a bright and spacious lounge, bathed in natural light thanks to large UPVC windows. To the rear, the property opens into a generously sized, dual-width kitchen/dining room, fitted with a range of eye and base level units and integral appliances including a gas range cooker, dishwasher, and fridge/freezer. The dining area comfortably accommodates a six-seater table and enjoys direct access to the rear garden via large sliding doors—ideal for indoor-outdoor living.

The ground floor also offers a practical cloakroom, a separate two-piece shower room with shower cubicle and hand basin, and a well-appointed laundry room to the front, with plumbing for a washing machine and tumble dryer, along with an additional hand basin.

Upstairs, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from extensive floor-to-ceiling built-in wardrobes, while bedroom two also offers fitted storage. A loft hatch on the landing provides access to the loft.



Externally, the enclosed rear garden features a smart patio area, perfect for entertaining, along with a raised lawn that backs onto open playing fields, offering a lovely sense of space and privacy. The front of the property benefits from an extended brick-paved driveway with space for three vehicles, in addition to a neat front lawn.

Location – Valley Way, Pamber Heath

Valley Way is a peaceful residential road located in the heart of Pamber Heath, a sought-after semi-rural village on the edge of the beautiful Pamber Forest. This tranquil location offers a wonderful balance of countryside living with convenient access to nearby towns including Tadley, Basingstoke, and Reading.

The village enjoys a strong sense of community and is surrounded by open green spaces, woodland walks, and bridleways—perfect for nature lovers, dog walkers, and outdoor enthusiasts. Local amenities such as a convenience store, post office, and popular village pub are just a short stroll away, while a wider range of shopping, dining, and leisure facilities can be found in Tadley, only a few minutes' drive.

Families are well served by reputable local schools, both primary and secondary, and the area benefits from good transport links including nearby bus routes and easy road access to the A33, M3, and M4 corridors—making it ideal for commuters.

Valley Way itself is a quiet, well-established residential road made up of a variety of well-maintained homes, offering a friendly and welcoming environment that appeals to both families and retirees alike.

All buyers attend property viewings at their own risk and are responsible for assessing any potential hazards.

We can refer you to Mortgage Advice Bureau for assistance with your mortgage needs. A referral fee may be received if you proceed with them.

For legal services, we can refer you to Setfords Solicitors or Juno, and may receive a referral fee of £250 if you choose to instruct them.

Please note that a non-refundable fee of £80 (including VAT) will be charged to complete anti-money laundering and identity verification checks for prospective purchasers. This is required to ensure compliance with legal and regulatory obligations.







Contact us today to arrange a viewing...

www.belvoir.co.uk

BELVOIR!

01189 820 333