



Because property is personal with...

Penbere Close, Pamber Heath

Belvoir

Guide price £950,000



Key Features

- Large detached four bedroom house
- Freehold
- Built in 2023
- Transferrable Buildzone warranty
- Immaculately presented throughout
- Air source heat pump
- EPC rating C
- Freehold





An exceptional detached family home, constructed in 2023 and presented to an outstanding standard throughout. Combining generous proportions, high-quality finishes and modern energy-efficient technology, this impressive four-bedroom property offers versatile accommodation that can easily be adapted to provide five bedrooms if required.

Benefitting from the remainder of a transferable 10-year Buildzone warranty, the property has been thoughtfully designed for modern family living and incorporates an air source heat pump, water softener system, Virgin fibre broadband and CAT 5 cabling throughout, ensuring fast and reliable connectivity in every room. Integrated speaker systems further enhance the home's contemporary appeal.

The accommodation is entered via a welcoming entrance hallway which leads through to a spacious living room, ideal for both everyday family life and entertaining. A substantial second reception room is currently utilised as a games room with pool table, offering flexibility for use as a home office, cinema room, playroom or additional sitting room.

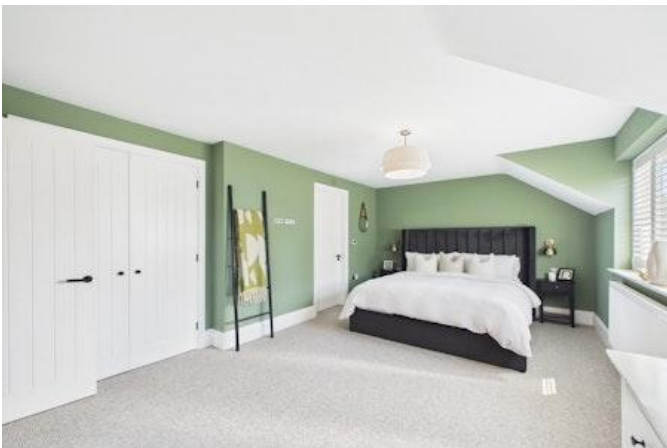
The heart of the home is the stunning open-plan kitchen breakfast room, featuring a large central island, integrated appliances and an extensive range of contemporary units. There is ample space for both dining and informal seating, creating a sociable environment perfectly suited to modern lifestyles. A separate utility room provides additional storage and practicality, with direct

access to the garden, whilst a ground floor cloakroom completes the accommodation.

The first floor comprises four generous double bedrooms. The principal suite is particularly impressive, benefiting from a walk-in wardrobe and a beautifully appointed en-suite shower room. For buyers requiring additional accommodation, the walk-in wardrobe could be converted into a fifth bedroom, nursery or home office, subject to any necessary consents and building regulations. The remaining bedrooms are all well-proportioned doubles and are served by a stylish family bathroom.

Externally, the property enjoys a substantial gravel driveway providing parking for multiple vehicles. The layout lends itself perfectly to the installation of electric gates should a purchaser wish to create a more private and secure frontage.

The rear garden has been meticulously landscaped and enjoys an excellent degree of privacy. A large porcelain patio extends across the rear of the property, creating an ideal entertaining space and providing a seamless transition from the house to the garden. Beyond lies an attractive lawn bordered by mature planting, feature trees and established borders. Further highlights include a raised seating area with planters, a substantial tree house and thoughtfully designed entertaining spaces. The garden enjoys a favourable aspect and acts as a true sun trap throughout the day. A separate plant room houses the air source heat pump and hot water cylinder.







Modern, stylish and immaculately presented throughout, this is a rare opportunity to acquire a nearly new family home offering substantial accommodation, excellent energy efficiency and outstanding connectivity, all within one of the area's most desirable village locations.

Location - Pamber Heath

Pamber Heath is a highly sought-after semi-rural village situated between Tadley, Silchester and Baughurst, offering a unique blend of countryside living whilst remaining well connected to major towns and transport links. The village is particularly popular with families and professionals seeking larger homes, attractive surroundings and access to extensive open countryside.

One of the area's greatest attractions is its immediate access to beautiful woodland and nature reserves. The nearby Pamber Forest provides hundreds of acres of protected woodland, walking trails and wildlife habitats, making the area especially appealing to walkers, cyclists and dog owners.



The village benefits from a strong community feel, local public houses, village amenities and easy access to the wider facilities available in Tadley, including supermarkets, independent shops, cafes, healthcare facilities and schooling for all age groups. Highly regarded state and independent schools are available throughout the surrounding area, including options in Tadley, Bramley and Reading.

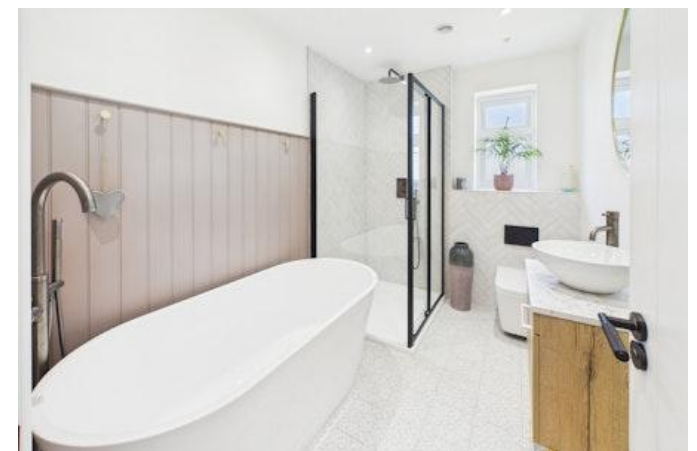
For commuters, Pamber Heath offers convenient access to Basingstoke, Reading and Newbury. Mainline rail services from both Basingstoke and Reading provide fast links into Central London, whilst the M3 and M4 motorway networks are readily accessible.

The surrounding countryside, attractive village setting and excellent transport connections continue to make Pamber Heath one of North Hampshire's most desirable residential locations.

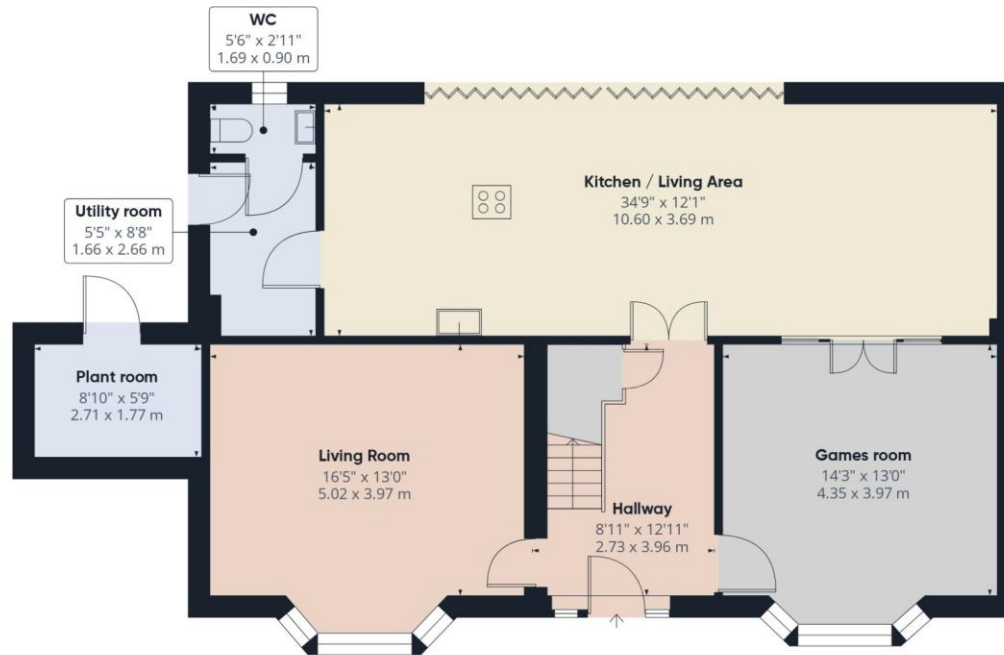
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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

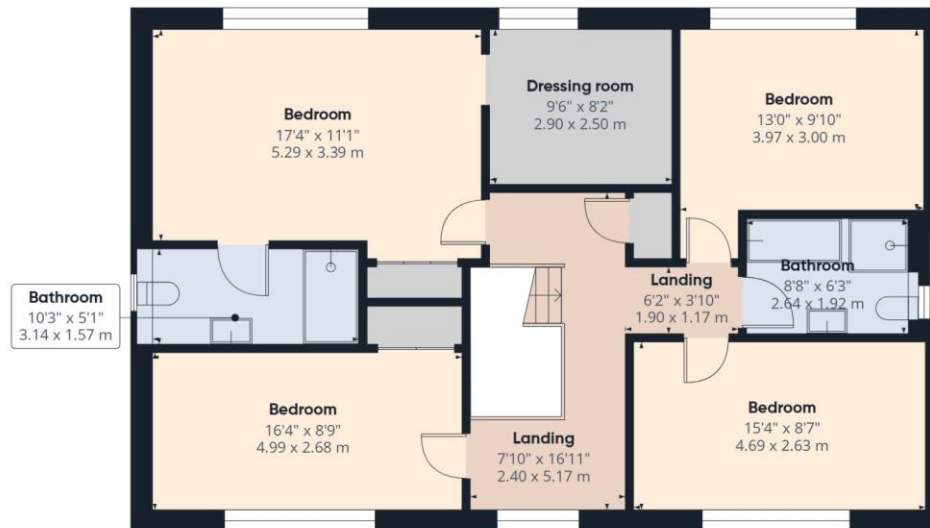
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and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







Floor 0



BELVOIR!
Property is personal

Approximate total area⁽¹⁾

2063 ft²

191.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Belvoir