



3  4  2 

Wolverton Road, Baughurst

£675,000

BELVOIR!



Key Features

- Three bedroom bungalow
- EPC rating: TBC
- Council Tax Band: E
- Heavily extended
- Self Contained Annexe
- Semi-Rural setting
- Tenure: Freehold



Belvoir Estate Agents - Offered to the market in a highly sought after, semi-rural position on the fringes of Baughurst is this heavily extended, detached bungalow. Sat on a generous plot backing onto woodland, this home now offers a self-contained annexe, whilst being a short distance from local amenities and transport links.

The property itself offers a great degree of flexible living accommodation, following two previous extensions which have been completed to open up the footprint to offer over 1500sqft of living space.

The first extension being a dual aspect lounge which spans the length of the property, completed with large UPVC sliding doors to the rear, and a large window to the front which enjoys sun all daylong to create a light and airy space. Finished with a character fireplace, the lounge opens itself to become the heart of the home.



Access from the main hallway and the lounge, is generous sized kitchen / dining room fitted with a range of eye and base level units, wall mounted gas central heating boiler and access into the garden via rear door. Further accommodation throughout is comprised of a further two large reception rooms which would work well as bedrooms, and a three piece family bathroom with fitted bath and shower attachment.

The second extension offers a large and self-contained annexe to the side. Accessed via its own front door, the annexe offers a two bedrooms with the main room being a generous size with large wardrobe, an open plan lounge into dining room and a wonderfully presented kitchen to the rear. A separate three piece shower room is also available.

Outside, the large rear garden is mainly laid to lawn, with an area of patio which is perfect for entertaining and finished with a pong with water fountain. To the front, there is a large frontage with parking available for multiple cars, and a large enclosed by large hedge row and detached single garage.

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

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 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.





BELVOIR!

Property is personal



Floor 0 Building 1

Approximate total area⁽¹⁾

1783 ft²



Floor 0 Building 2

(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.

GIRAF 360
BELVOIR!

Contact

www.belvoir.co.uk

01189 820 333