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Browning Hill Green, Baughurst

Belvoir

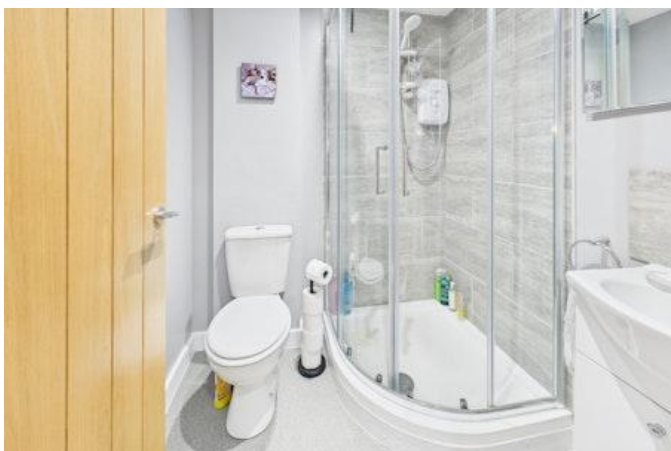
Guide price £900,000



Key Features

- Four bedroom detached house
- Immaculate condition
- Recently rennovated
- Beautiful grounds
- Further granted planning permission for detahced double garage with annexe
- Large driveway
- EPC rating TBC





Red Robin Cottage is a truly exceptional detached four bedroom home, recently completed following an extensive programme of construction and redevelopment which has sympathetically re-instated and enhanced an original cottage dating back to the 1800's. Combining character charm with high specification contemporary living, this stunning home occupies a private plot within the highly desirable hamlet of Browning Hill Green and is presented in immaculate, turnkey condition throughout.

Approached via a private road, the property enjoys an immediately impressive arrival with a gated entrance opening onto a substantial gravel driveway providing extensive parking. The setting is particularly private, with mature surroundings and attractive outlooks.

Internally, the accommodation has been thoughtfully designed to create a balance between character features and modern open-plan living. The entrance hallway leads through to a beautiful living room centred around a feature

log burner, creating a warm and inviting focal point. Also positioned on the ground floor is a modern shower room and a generous double bedroom, offering flexibility for guests, multi-generational living or home working requirements.

Undoubtedly the heart of the home is the spectacular kitchen breakfast room extending across the full width of the rear of the property. Featuring vaulted ceilings above the dining area and bi-folding doors overlooking and opening onto the rear garden, this space has been designed for both entertaining and everyday family life. The fitted kitchen itself is a stunning feature with a large central island incorporating seating and extensive storage. Further practicality is provided by a separate utility room with side access to the garden.

To the first floor are three further double bedrooms, all benefitting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed family bathroom.





Externally, the grounds continue to impress with private gardens and a range of useful outbuildings including a fully insulated gym. A significant additional benefit is the existing planning permission for the construction of a detached 7m x 7m double garage with annexe accommodation above, positioned on the left-hand side of the gravel driveway when viewed from the roadside. The current owners have already run electrics from the main house to facilitate both electric gates and the proposed garage building, providing excellent future potential for buyers.



Browning Hill Green is a picturesque semi-rural hamlet situated on the Hampshire and Berkshire borders, surrounded by attractive countryside and woodland walks whilst remaining conveniently positioned for access to nearby villages and towns including Tadley, Mortimer and Reading. The area is particularly sought after for its peaceful setting, individual homes and countryside lifestyle whilst still offering practical commuter connections via nearby transport links

and mainline railway stations. Properties within Browning Hill Green rarely become available, particularly homes finished to such an exceptional standard.

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 Juno or Rowberry Morris. 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 Building 1



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Approximate total area⁽¹⁾

1992 ft²

Reduced headroom

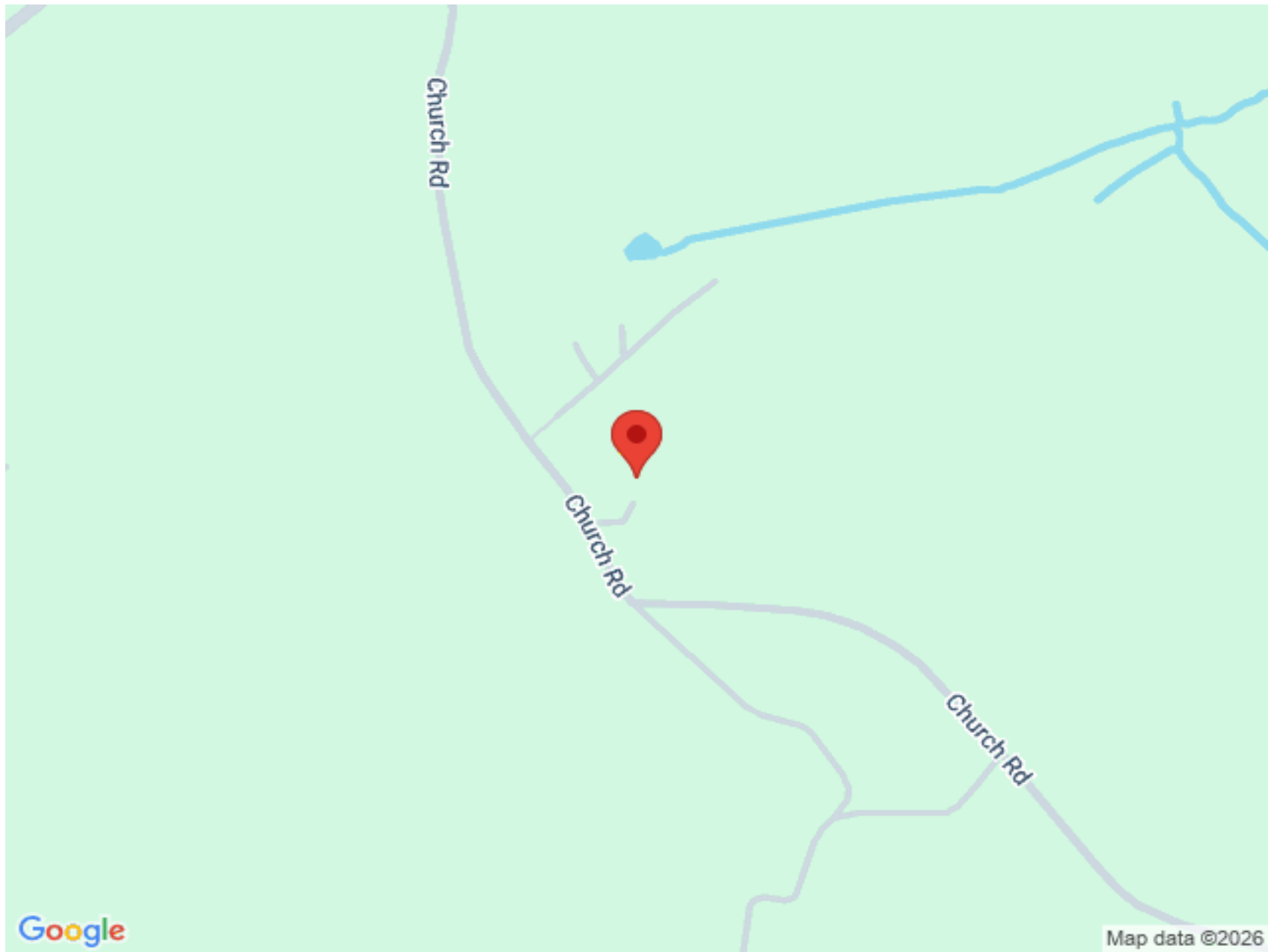
53 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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



Belvoir