

Belvoir

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Verica Gardens

Guide price £900,000

4 3 4

Key Features

- Four bedroom detached West Build House
- Driveway Parking
- Integral Double Garage
- Two En-suites
- Cul-de-Sac location
- Non over looked from rear
- EPC rating C
- Freehold















An impressive and beautifully presented four-bedroom detached family home, built to the popular Westbuild design and occupying an enviable position at the end of a quiet cul-de-sac within the desirable village of Pamber Heath. This substantial property offers an exceptional standard of accommodation throughout, with a particularly impressive open-plan rear extension, four generous double bedrooms, two en-suite bathrooms, a large integral double garage and a beautifully landscaped, private rear garden.

The property has been thoughtfully extended and enhanced to create a wonderful family home, combining generous proportions with contemporary finishes and versatile accommodation ideally suited to modern family living.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, including a convenient downstairs cloakroom, a separate snug which is currently utilised as a gym, a practical utility room and a generously proportioned home office. These additional reception spaces offer excellent flexibility for those working from home or requiring dedicated areas for hobbies, exercise or family activities.

Without question, one of the most impressive features of this home is the exceptional living accommodation extending across the rear of the property. A substantial living room, complete with a feature log-burning stove, provides a wonderful space for relaxation and entertaining. This room flows seamlessly into an outstanding open-plan extension, creating an expansive reception and entertaining area flooded with natural light.

The extension has been finished to an excellent standard, incorporating contemporary pelmet lighting, striking roof lanterns and two separate sets of bi-folding doors opening directly onto the rear garden. The result is a fantastic connection between the internal living accommodation and the outside entertaining areas, making this an ideal home for both everyday family life and social occasions.

The beautiful kitchen and dining area forms an integral part of this impressive space, providing a substantial fitted kitchen alongside a full-sized dining area capable of comfortably accommodating a large family dining table. The generous proportions allow for cooking, dining and entertaining without compromise, while the extensive glazing provides wonderful views across the landscaped rear garden.

To the first floor, the property continues to impress with four genuinely generous double bedrooms, making this an excellent choice for larger families or those requiring additional guest accommodation. Two of the bedrooms benefit from their own private en-suite facilities, while the remaining bedrooms are served by a beautifully presented family bathroom. All three bathrooms have been maintained to a fantastic standard, complementing the overall quality of the accommodation.

A further significant benefit is the substantial integral double garage, fitted with electric garage doors. This versatile space is currently arranged as a games and entertainment room, complete with a pool table and dartboard, providing a fantastic additional recreational area. The garage offers considerable flexibility and could equally accommodate vehicles, storage or other uses according to individual requirements.

Externally, the property enjoys an excellent position at the end of the cul-de-sac, with driveway parking to the front and convenient external access leading around to the rear garden.

The rear garden has been attractively landscaped to create a contemporary, low-maintenance outdoor space, designed with entertaining and relaxation in mind. An extensive composite decking area adjoins the rear of the house, accessed directly through the bi-folding doors, providing an ideal setting for outdoor dining and summer gatherings. Further features include raised planted









borders, additional seating and entertaining areas, and an attractive artificial lawn which provides year-round usability.

The garden enjoys an excellent degree of privacy, with the property benefiting from a particularly pleasant, non-overlooked setting.

Additional benefits include an owned solar panel installation complete with battery storage, providing the opportunity to generate and store electricity and potentially reduce ongoing energy costs. Importantly, the solar panels and battery system are owned outright rather than being subject to a lease arrangement.

Altogether, this is a particularly impressive detached family home offering substantial, beautifully presented accommodation, exceptional entertaining space and a highly desirable cul-de-sac position. The combination of its generous bedroom sizes, versatile additional rooms, extensive rear extension and private landscaped garden makes this an outstanding opportunity within Pamber Heath.

Location

Verica Gardens is an established residential cul-de-sac situated within the popular village of Pamber Heath, a desirable semi-rural location on the Hampshire/Berkshire borders. The village is particularly popular with families and those seeking a quieter residential setting while retaining convenient access to everyday amenities, excellent countryside walks and surrounding towns.

Pamber Heath benefits from a welcoming village atmosphere, with local amenities including a village hall, recreational facilities and access to attractive surrounding woodland and countryside. Nearby Pamber Forest is a particular attraction, offering extensive woodland walks and opportunities to enjoy the natural environment.

The neighbouring towns of Tadley and Baughurst provide a wider selection of everyday facilities, including supermarkets, independent shops, cafes, healthcare services and leisure amenities. The larger commercial centres of Basingstoke, Reading and Newbury are also accessible, offering comprehensive shopping, dining and recreational facilities.

For families, the surrounding area offers a selection of primary and secondary schooling, including local schools within Pamber Heath, Tadley and the surrounding villages, together with additional educational options in Basingstoke and Reading.

Commuters are well catered for, with access to the A340, A33 and wider road network, connecting with the M3 and M4 motorways. Mainline railway services are available from nearby Basingstoke and Reading, providing connections to London and other major destinations.

The combination of village surroundings, nearby countryside, accessible amenities and convenient transport connections makes Pamber Heath an increasingly appealing choice for families and professionals alike.

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



Floor 1



BELVOIR!

Property is personal

Approximate total area(1)

2383 ft²

Reduced headroom

43 ft²

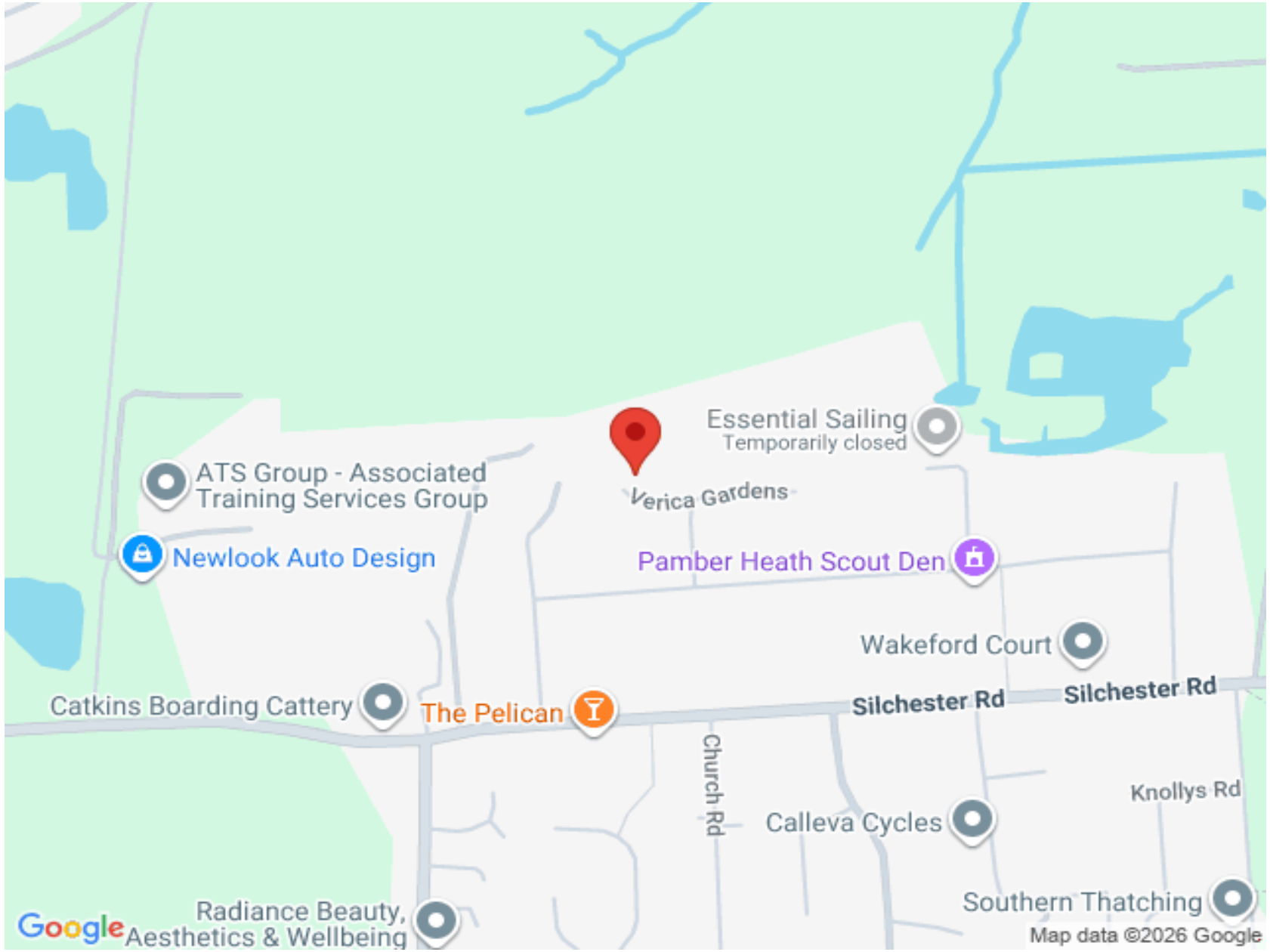
(1) Excluding balconies and terraces

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.

GIRAFFE360



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