



**Because property is personal with...**

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**Pound Green, Baughurst**

**Belvoir**

Offers in excess of £800,000



## Key Features

- Large grounds
- Views over open countryside
- Lapsed planning permission for a second storey
- Not overlooked and completely private
- Oil fired central heating
- Large driveway and double garage
- EPC rating TBC





Set in an exceptionally private and picturesque countryside position, this property represents a rare opportunity to acquire a substantial detached home occupying a generous plot of approximately 0.7 acres, approached via a private driveway and surrounded by mature grounds. The property enjoys a wonderfully secluded setting, set well back from the road and offering far-reaching views across the surrounding countryside.



The home provides extensive existing accommodation together with significant development potential, having previously benefited from planning permission to remove the existing flat roof and construct a full second storey, transforming the property into a substantial two-storey family residence. Although this permission has now lapsed, the concept demonstrates the scope available to significantly enhance and reconfigure the property, subject to the necessary consents.



The grounds are a particular highlight. The plot is completely private, predominantly laid to lawn and bordered by mature planting which creates a peaceful and secluded environment. To the front of the property is a large gated driveway providing extensive parking and turning space, together with access to a double garage. The gardens extend around all sides of the property, allowing the home to fully enjoy its tranquil setting. Internally, the accommodation is generous and versatile. A large entrance hallway forms the centre of the home. To the left-hand side there

are four double bedrooms, all well proportioned, together with a family bathroom featuring a full-sized bath, a utility room, and a cloakroom.

To the rear of the property are two substantial reception rooms. Both enjoy double doors opening onto the rear garden, creating an excellent space for entertaining and enjoying the surrounding views. One of the reception rooms features a characterful fireplace and provides access to the staircase leading to the first floor.

To the right-hand side of the hallway, the kitchen provides further access to a large formal dining room, comfortably accommodating a 12-seat dining table, making it an ideal space for family gatherings or entertaining.

The first floor currently forms an impressive master suite, comprising a spacious bedroom, walk-through dressing area, en-suite bathroom, and a balcony which enjoys far-reaching panoramic views over the surrounding countryside.

The property benefits from double glazing throughout, oil-fired central heating, and private drainage via a septic tank.

It should be noted that the flat roofing currently experiences leaking gutters during periods of rainfall, which has resulted in some water ingress and internal damage. Prospective purchasers should take this into consideration when assessing the property and planning refurbishment works.





Overall, this property offers a unique opportunity to secure a substantial home in a beautiful rural setting, with the ability to modernise, remodel or redevelop to create a truly exceptional country residence.

The property is being offered for sale by Informal Tender, allowing interested parties the opportunity to fully inspect and assess the project during a fixed marketing period. Viewings are encouraged throughout the marketing phase, enabling purchasers to carry out appropriate investigations and cost assessments prior to submitting their offer.

All offers must be submitted by Friday 10<sup>th</sup> April 2026.

### **Location**

Pound Green is a highly regarded semi-rural hamlet located between Baughurst and Tadley, offering a peaceful countryside environment while remaining conveniently positioned for local amenities and transport connections. The surrounding area is characterised by rolling farmland, woodland walks and open countryside, making it particularly attractive for those seeking a rural lifestyle without complete isolation.

Nearby Tadley provides a wide range of everyday amenities including supermarkets, independent shops, cafes, public houses, healthcare facilities and well-regarded local schools. The larger towns of Basingstoke, Reading and Newbury are all within



comfortable driving distance, offering extensive shopping, leisure and mainline railway stations providing direct services to London Waterloo and London Paddington.

The area is also well placed for road connections via the A339, A340 and M4, making it suitable for commuters while still retaining the charm and tranquillity of a countryside setting.

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 Setfords 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.





# BELVOIR!

Property is personal



Floor 0



Floor 1



## Approximate total area<sup>(1)</sup>

2594 ft<sup>2</sup>

## Balconies and terraces

57 ft<sup>2</sup>

## Reduced headroom

30 ft<sup>2</sup>

(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



**Belvoir**

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