



Because property is personal with...

West Heath Road, Baughurst

Belvoir

Guide price £800,000



Key Features

- Immaculately presented 4/5 bedroom house
- One bedroom Annexe
- Large grounds
- Rural setting
- Multiple outbuildings
- Private setting
- EPC rating C
- No onward chain
- Freehold







Azyamara is a substantial and exceptionally versatile four/five bedroom semi-detached home, set within a peaceful countryside setting in West Heath and within catchment of the Priory school.

Having been significantly extended and beautifully maintained, the property offers an impressive level of accommodation, perfectly suited to modern family living, multi-generational occupation, or those seeking flexible work-from-home options.



Upon entering, you are welcomed by an entrance hallway leading through to a striking kitchen breakfast room, which is undoubtedly one of the standout features of the home. Generous in size and thoughtfully designed, the kitchen offers an abundance of storage, a large central island, and a range cooker, making it both highly functional and ideal for entertaining. The space flows seamlessly into a dining room with direct access to the rear garden, creating a sociable and practical layout.

From the kitchen, there is access to a fully self-contained one-bedroom annexe. This is an outstanding addition to the property, comprising a spacious double bedroom, a comfortable living room with log burner, a large modern bathroom, and a contemporary kitchen with skylight. The



annexe also benefits from its own external access via a side pathway, along with a private garden area. Importantly, the layout allows for the annexe to either remain entirely independent or be easily incorporated back into the main house accommodation, depending on requirements.

Upstairs, the main house offers four well-proportioned double bedrooms, all presented in excellent condition and benefitting from ample space for storage and furniture items. Three of the bedrooms enjoy their own en-suite facilities, complemented by a separate family bathroom, providing a high level of convenience for larger households.

Externally, the property continues to impress. Set within grounds of approximately a quarter of an acre, the garden is a true highlight. A large patio area provides the perfect space for outdoor dining and entertaining, leading onto expansive lawns, vegetable growing areas, and a range of outbuildings.

A particularly notable feature is the residential cabin located within the garden. Complete with two bedrooms, a living area, and a shower room, and with full power connected, this space offers excellent potential for use as additional





accommodation, a home office, or a hobby space.

To the rear of the garden are two substantial workshops, currently arranged as separate units. These are modern, secure, lockable, and alarmed, making them ideal for a variety of uses including storage, business, or trade purposes.

To the front, the property benefits from a gated driveway providing ample parking for multiple vehicles.

Location - West Heath

West Heath is a sought-after semi-rural location offering a blend of countryside living with convenient access to nearby towns such as Tadley and Newbury. The area is well regarded for its surrounding woodland and open spaces, making it ideal for walking, cycling, and outdoor pursuits. Local amenities are within easy reach, including shops, schools, and transport links, while the wider road network provides access to Reading, Basingstoke, and beyond. The area retains a strong sense of community and is particularly appealing to buyers seeking a quieter lifestyle without complete isolation.

Historically, West Heath forms part of the wider Berkshire/Hampshire border landscape, with roots in agricultural and rural heritage. Over time, it has evolved into a desirable

residential area, while still maintaining its countryside charm and character.

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.







Floor 0 Building 1



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BELVOIR!

Property is personal

Approximate total area⁽¹⁾

2759 ft²

Reduced headroom

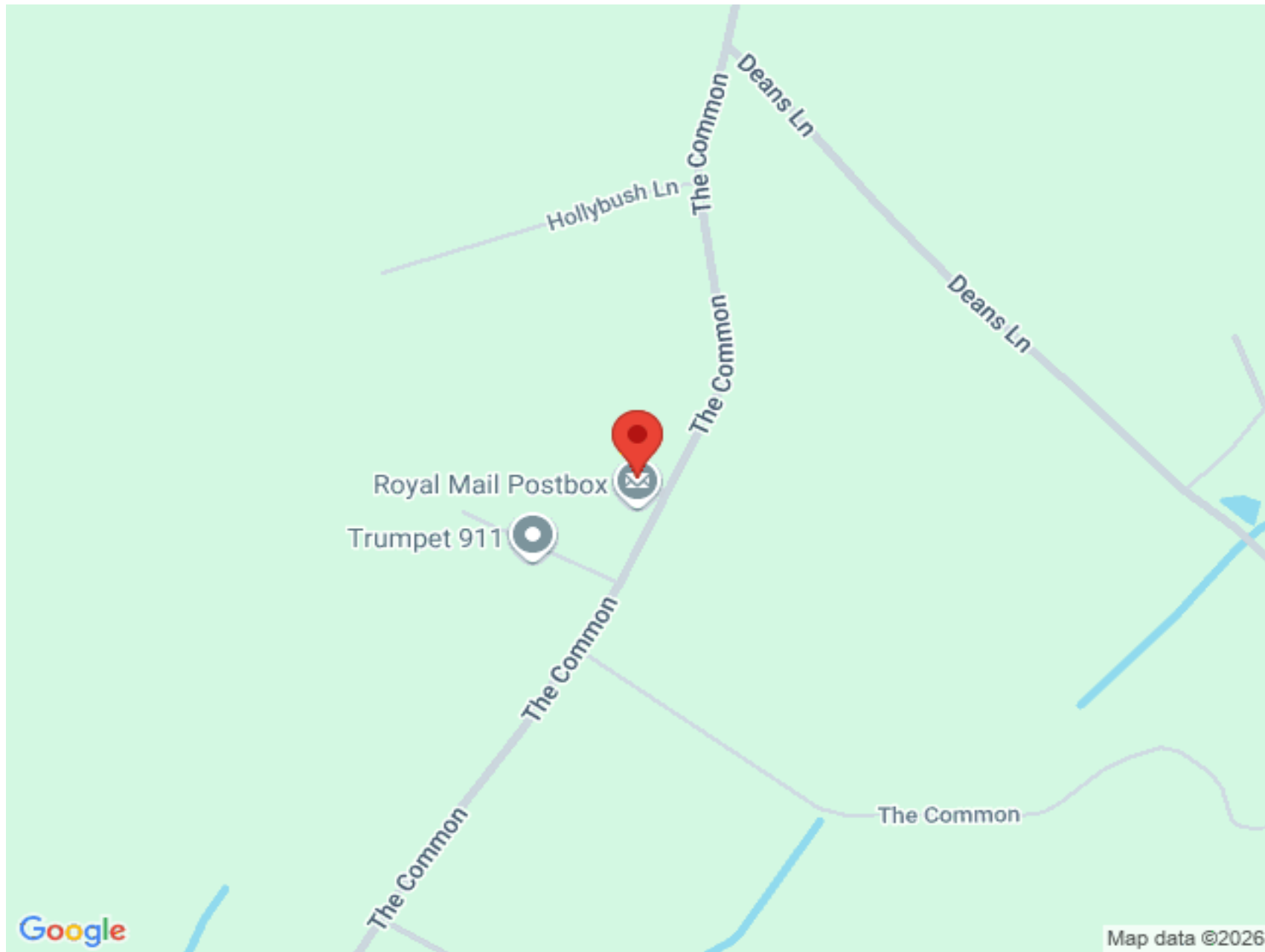
12 ft²

(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.



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