



Because property is personal with...

Heathland, Baughurst

Belvoir

Guide price £500,000



Key Features

- Four Bedroom Detached House
Family House
- Freehold
- Council Tax Band - E
- EPC Rating - TBC
- Cul De Sac Location
- No Onward Chain
- Two Separate Reception Rooms
- Garage & Driveway







Belvoir are delighted to bring to the market with NO ONWARD CHAIN this spacious detached family home occupying a cul de sac location in the popular village of Baughurst. To the ground floor the accommodation comprises of an entrance hall, cloakroom, two reception rooms and a kitchen with a separate utility room. To the first floor there are four bedrooms and a family shower room.

Outside to the front the driveway provides ample off road parking, and access to the large single garage, whilst to the rear there is a private garden.

AGENTS NOTE : PLEASE BE ADVISED THAT WHILST PROBATE HAS BEEN APPLIED FOR IT HAS NOT YET BEEN GRANTED

Baughurst offers an appealing balance of village life and everyday convenience. The surrounding area benefits from local shops, schools and leisure facilities, with a wider selection of amenities available in nearby Tadley. There are also numerous footpaths, bridleways and areas of countryside close by, making the location particularly attractive to families and those who enjoy outdoor pursuits.

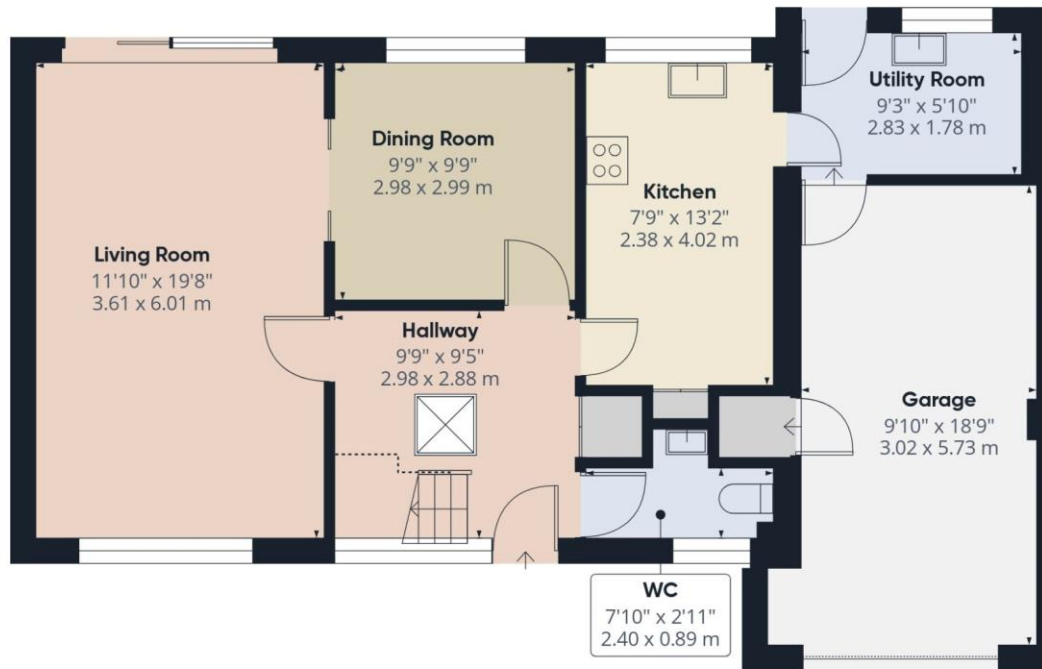
Road connections provide access towards Basingstoke, Newbury and Reading, while railway services are available from nearby stations including Bramley and Mortimer.

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

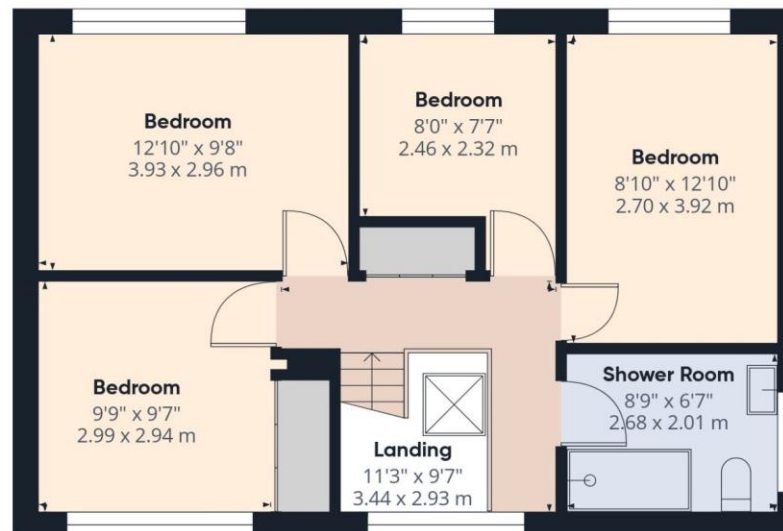
We can refer you on to The Mortgage Advise

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. 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



BELVOIR!
Property is personal

Approximate total area⁽¹⁾

1365 ft²
126.8 m²

Reduced headroom

15 ft²
1.4 m²

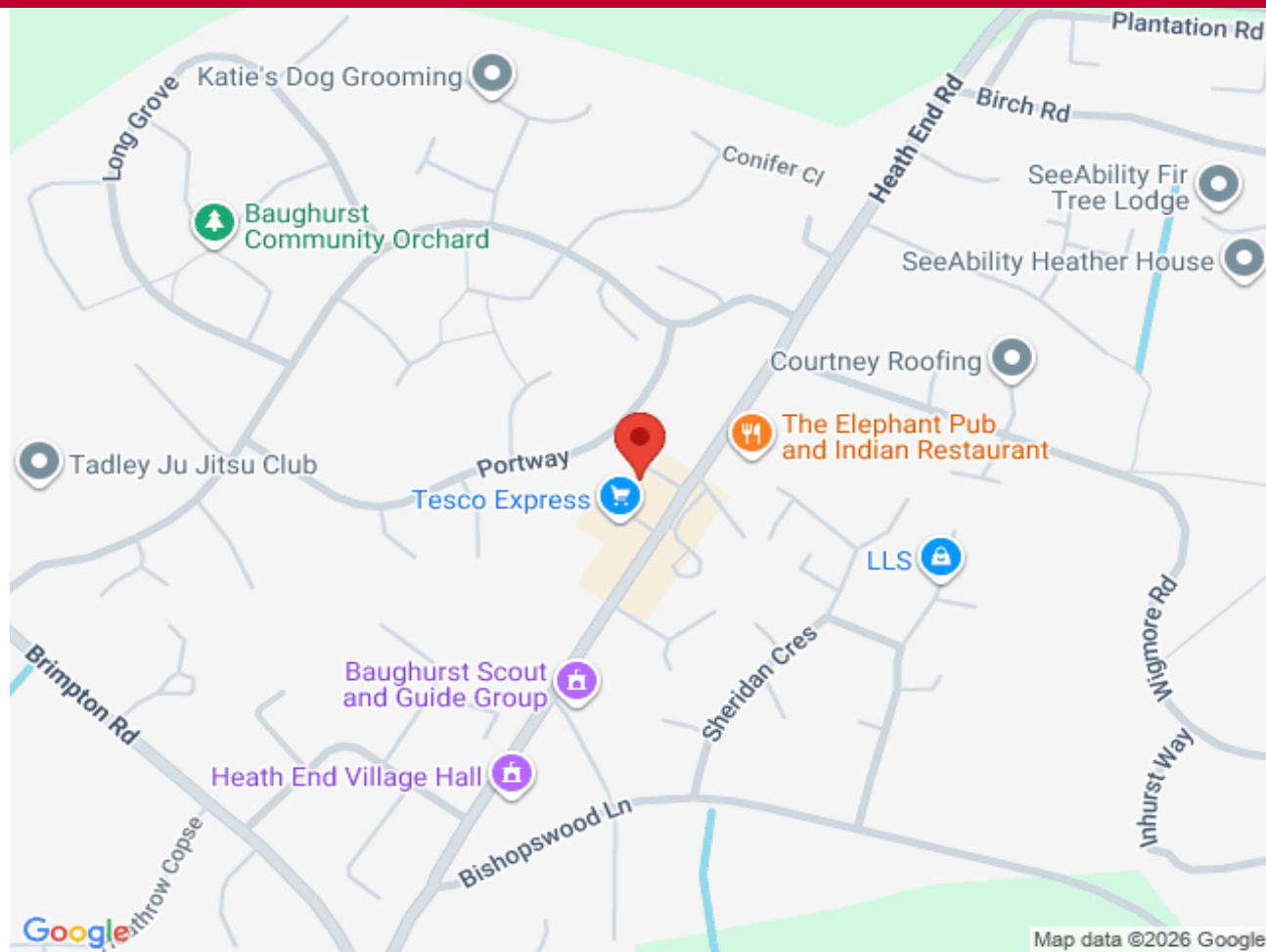
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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