



Right Choice Estate Agents are pleased to present this stylish and modern detached family home, ideally situated in the highly sought-after area of Beggarwood. The ground floor welcomes you with a spacious entrance hallway, leading through to an impressive open-plan living, kitchen, and dining area perfect for both everyday living and entertaining. A convenient downstairs W/C completes the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the home benefits from a garage, a private driveway providing parking for two vehicles, and a beautifully landscaped south west facing rear garden ideal for outdoor relaxation. Further highlights include air conditioning in the living room, landing, and principal bedroom, an nhbc guarantee and access to additional visitor parking spaces.

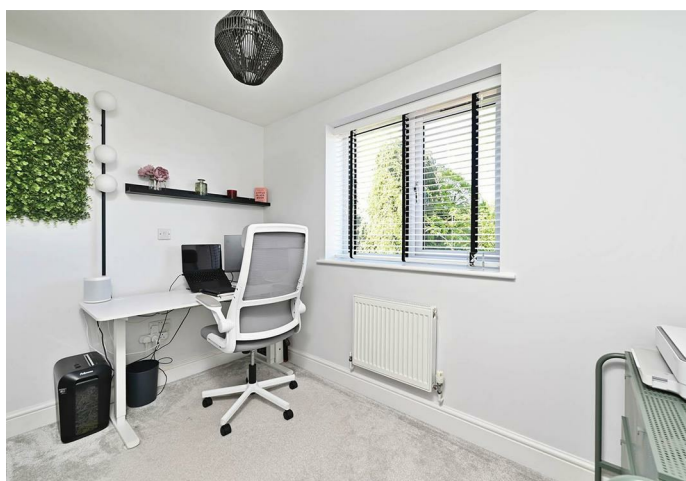
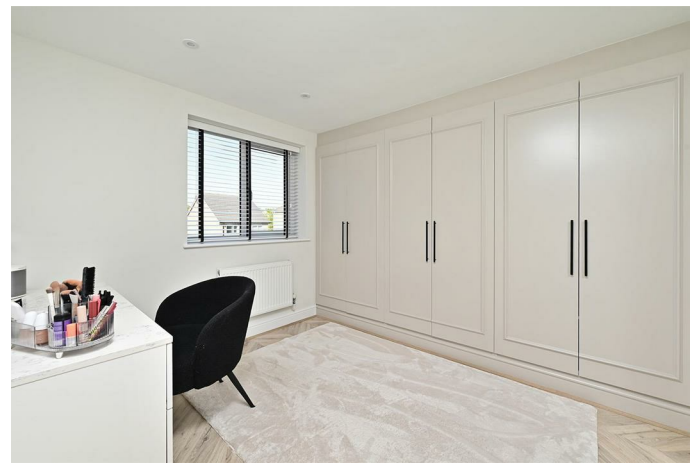
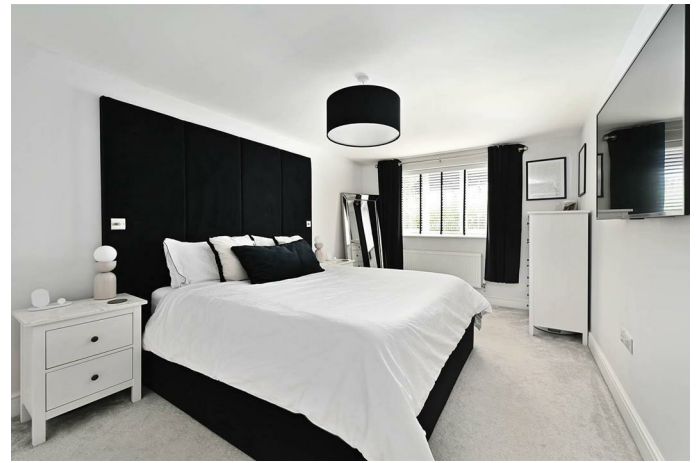
Location: Beggarwood is a highly desirable residential area on the southern edge of Basingstoke, popular with families and professionals alike. The area offers a great balance of peaceful, modern living with excellent convenience, benefiting from nearby shops, schools, and everyday amenities. Residents enjoy easy access to green open spaces and scenic walking routes, as well as excellent transport links via the M3 and direct rail services into London, making it ideal for commuters.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band F

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

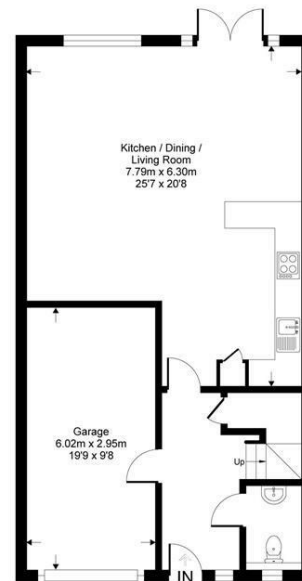




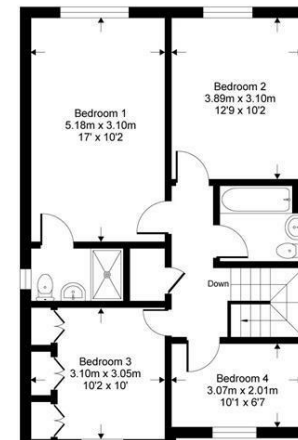
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Stableford View

Approximate Gross Internal Area = 117 sq m / 1260 sq ft  
 Approximate Garage Internal Area = 17.7 sq m / 191 sq ft  
 Approximate Total Internal Area = 134.7 sq m / 1451 sq ft  
 South Facing Garden



Ground Floor / Garage = 74.3 sqm / 800 sqft



First Floor = 58.8 sqm / 633 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100