

STABLEFORD VIEW

BEGGARWOOD | BASINGSTOKE

A **unique collection** of just six **luxurious** homes
in this sought after location

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Computer Generated Image

Welcome to **Stableford View** A great place to call home

Stableford View is an intimate development neighbouring Basingstoke Golf Club in the desirable town of Beggarwood. Positioned on the outskirts of a leafy community, this cul-de-sac contains only six properties.

Nestled in a quiet close, these beautiful two, three and four bedroom homes combine modern, contemporary living with a rural

country feel matching its location. All feature private parking and rear gardens.

With a keen eye for detail, GHE homes create modern family homes with a luxurious finish. This exclusive development offers a home to suit everyone. Situated close to Basingstoke town in the heart of Hampshire, residents will enjoy the benefitsof suburban living.

Basingstoke South is a fantastic community focused town situated in Hampshire, South England

London is within 50 miles of travel and Southampton within 30 miles, this prime location is very convenient for a commuting lifestyle. Stableford View is located within the borough of the old market town of Basingstoke which is brimming with every amenity in close proximity. Basingstoke offers a large mainline train station with direct connections to London, regular transport options and a vast selection of amenities and services such as Festival Place shopping centre which boasts 200 shops and a wide selection of restaurants and eateries.

Basingstoke South itself is a lovely, modern, self-sufficient town with a local Co-op and Sainsbury's fuel station, doctors surgery, garden and community centre and Basingstoke Golf Club. In addition to this there are many local parks including Beggarwood Park with a children's play area, perfect for family enjoyment. Local schools include Beggarwood Nursery and Pre-school and Hatch Warren Junior School.

Basingstoke South has quickly developed into a very desirable and accessible town, ideal for family life. Set between the heart of Basingstoke and the surrounding countryside areas of Black Dam Ponds and Blackwood Forest this town has something to suit everybody as it combines modern day living with beautiful countryside on your doorstep.



Basingstoke Golf Club



Festival Place

Site Plan



Plots 1, 2 & 3
Detached



Plots 4 & 5 - Semi-Detached
Plots 6 - Detached



Computer Generated Image



Computer Generated Image

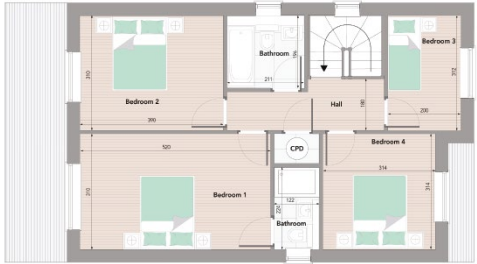


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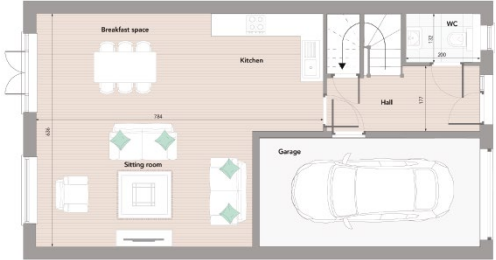


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First Floor



Ground Floor



Plots 1,
2 & 3
4 BED
DETACHED

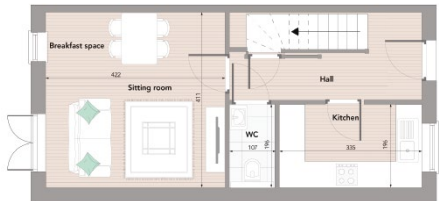
141.5
Sq m
1520.6
Sq ft

Ground Floor	Metres	Feet/Inches
Kitchen/Living	6.4 x 7.8	20'11" x 25'7"
First Floor		
Bedroom 1	3.1 x 5.2	10'2" x 17'0"
Bedroom 2	3.1 x 3.9	10'2" x 12'9"
Bedroom 3	3.1 x 2.0	10'2" x 6'6"
Bedroom 4	3.1 x 3.1	10'2" x 10'2"
Bathroom	1.9 x 2.1	6'2" x 6'10"

First Floor



Ground Floor

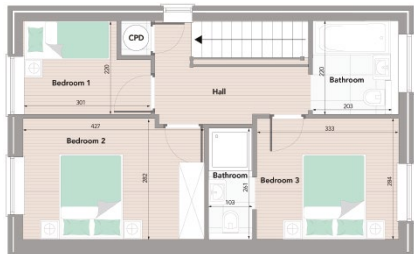


Plot 4
2 BED
SEMI-DETACHED

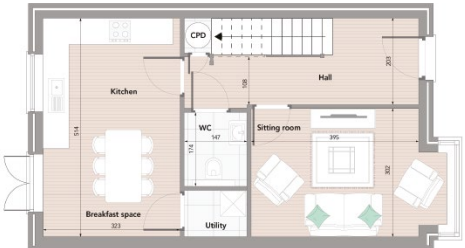
74.0
Sq m
795.2
Sq ft

Ground Floor	Metres	Feet/Inches
Kitchen	1.9 x 3.3	6'2" x 10'9"
Living	4.0 x 4.1	13'1" x 13'5"
First Floor		
Bedroom 1	4.1 x 4.5	13'5" x 14'9"
Bedroom 2	4.0 x 2.2	13'1" x 7'2"
Bathroom	1.9 x 2.1	6'2" x 6'10"

First Floor



Ground Floor



Plot 5
3 BED
SEMI-DETACHED

94.0
Sq m
1010.1
Sq ft

Ground Floor	Metres	Feet/Inches
Kitchen	5.1 x 3.8	16'8" x 12'5"
Living	2.8 x 4.5	9'2" x 14'9"
First Floor		
Bedroom 1	2.8 x 4.3	9'2" x 14'1"
Bedroom 2	2.8 x 3.3	9'2" x 10'9"
Bedroom 3	2.1 x 3.0	6'10" x 9'10"
Bathroom	2.2 x 2.0	7'2" x 6'6"



A picturesque view in Basingstoke

Specification

All **six houses** have been completed to a **high specification** with quality fixtures and fittings throughout.

General

- Mixture of downlights and pendants
- Brushed chrome in the kitchens and white elsewhere
- Chrome door handles
- Porelain flooring to bathrooms and kitchens

Kitchen

- Contemporary handleless kitchens (J-Pull)
 - Plots 1, 2 & 3 - Two tone Porcelain bottom/graphite top
 - Plot 4 - Dove grey
 - Plot 5 - Dust grey
 - Plot 6 - Silver grey
- Work surfaces and splashbacks
 - Plots 1, 2 & 3 - 20mm Silestone surfaces (colour marengo) with matching upstands and splashback to hob
 - Plots 4, 5 & 6 - Duropal surfaces (colour chalk) and glass splashback
- Underlights
- Neff single oven
- Neff 4 Zone induction hob
- Indesit fully-Int. fridge/freezer. 70/30 split
- Indesit fully-Int. dishwasher
- Indesit fully-Int. washer/dryer
- Ashlar porcelain tile flooring (as Living Room)

Bathroom

- Carron bathrooms Eastbrook
- Ideal standard pedestal
- Idon Vanity units
- Aqualisa mixer showers with adjustable head
- Porcelain floor - Natural tones tiles

Outside Areas

- Garages with up and over door
- Outside tap
- Outside lights to front and rear
- Outside socket to all rear
- EV chargers
- Paving slabs to be buff riven
- Grass to all rear gardens



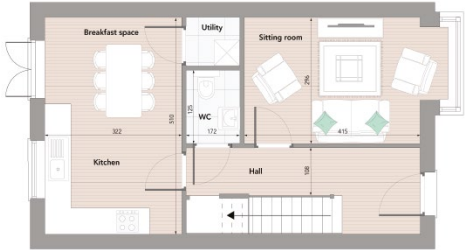
Example of previous developments

Photographs of some of our most recent developments showcasing our attention to detail and build quality

First Floor



Ground Floor



Plot 6
3 BED
DETACHED

94.0
Sq m
1010.1
Sq ft

Ground Floor	Metres	Feet/Inches
Kitchen	5.1 x 3.2	16'8" x 10'5"
Living	3.0 x 4.8	9'10" x 15'8"

First Floor	Metres	Feet/Inches
Bedroom 1	2.8 x 3.4	9'2" x 11'1"
Bedroom 2	2.5 x 3.1	8'2" x 10'2"
Bedroom 3	2.6 x 4.3	8'6" x 14'1"
Bathroom	2.2 x 2.0	7'2" x 6'6"



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Stableford View, Beggarwood, Basingstoke, RG22 4FA

Connells

To arrange a viewing/sales enquiries please contact Connells:
Phone: 01256 398237 Email: basingsstokesouth@connells.co.uk
Office: 56 Broadmere Rd, Beggarwood, Basingstoke RG22 4AQ



Please note that there may be discrepancies between floorplan measurements and dimensions due to the information provided at different points of the build schedule. The overall SQFT of each property have been taken from the finalised build plans.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where relevant the Home Information Pack ("HIP") for this property is held electronically and is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. Prospective purchasers are advised that all plans, which may not be to scale, images including those on site and photographs are for illustrative and marketing purposes only, as is the furniture layout. The Developer reserves the right to vary the specification at any time and all dimensions indicated are approximate, having been taken from plans and may vary depending on internal finish.