



Priest Down Beggarwood Basingstoke RG22 4RY

Winkworth



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Accommodation

**Detached Family Home
Four Double Bedrooms
Two En-Suites
Sought-After Location
Family Room
Garage & Driveway
Utility Room
Family Bathroom
South-East Facing Garden
Extended & Modernised**

Description

A beautifully modernised, detached family home, in a very sought-after location just moments from Beggarwood Park.

This property boasts four double bedrooms, three bathrooms, three reception rooms, driveway and garage.



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The ground floor provides an excellent choice of living spaces, including a comfortable lounge, separate dining room and impressive extended family room. The kitchen/breakfast room enjoys direct views over the rear garden, while the newly created utility room adds more practical space. A downstairs cloakroom and integral garage complete the ground floor.

Upstairs there are four well-proportioned, double bedrooms, with the principal bedroom and second bedroom both benefiting from their own en-suite, alongside a separate family bathroom. All bedrooms also have their own built-in wardrobes. Also, on the first floor there is over stairs storage and access to the loft with pull-down ladder.

Outside, the property benefits from a pleasant south-east facing rear garden, providing an attractive outdoor space that enjoys good natural light.

With its sought-after location, generous accommodation, two en-suite bedrooms and versatile extended living space, this is an ideal home for growing families looking to live in one of Basingstoke's most popular residential areas.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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