

# Property details approval form

12 Portacre Rise, Basingstoke, Hampshire, England, RG21 8YG

Date: 17 March 2026

Property Ref and Version: BTK314769 - 0002

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£575,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > Five Bedrooms
- > Semi-detached
- > Large Rear Garden
- > Driveway
- > Garage
- > Downstairs WC
- > Town Centre Location

## ○ Short Description

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Offered to the market is this well-presented semi-detached FIVE BEDROOM house located close to the TOWN CENTRE on the highly desired road in Portacre Rise. The property features lounge, kitchen, dining room, downstairs WC, family bathroom, en-suit shower room, GARAGE and a DRIVEWAY.

## ○ Long Description

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Situated within the established Kings Furlong area of Basingstoke, Portacre Rise is a well-regarded residential road offering a blend of space, convenience, and mature surroundings.

The area is characterised by predominantly detached family homes, many dating from the 1960s-1970s, set on generous plots with private gardens, driveways, and garages. Properties benefit from a well-spaced layout and strong building line, creating an attractive, open streetscape enhanced by mature trees and green surroundings.

Ideally positioned, Portacre Rise provides excellent access to the town centre, which lies within easy reach and offers extensive shopping and leisure facilities including Festival Place, as well as mainline rail services to London.

The location is also well suited for families, being close to local schools, shops, and amenities, while benefiting from convenient road links to the A30, A303 and M3, making it ideal for commuters.

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Overall, Portacre Rise represents a popular and established residential setting, combining spacious housing, mature landscaping, and strong transport links, making it particularly appealing to families and buyers seeking a well-connected yet settled neighbourhood.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Area

The property benefits from being close to the Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also the M3 and A30 are only a short drive away from the property.

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## ○ Room Description

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## ○ Property Images



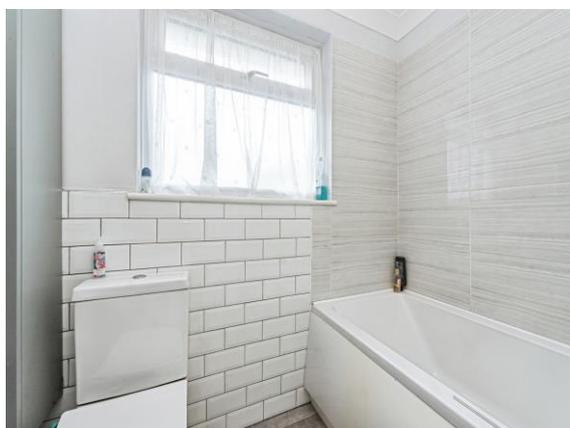
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## ○ Floor Plan



Total floor area 158.8 m<sup>2</sup> (1,709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## ○ Approval

Signature

Date

	Signature	Date
Jack Rocchiccoli		
Mr N. Girle		