

**SANSOME  
&GEORGE**

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&GEORGE



25 Farriers Close, Bramley, Tadley, Hampshire, RG26 5AX

Offers in excess of £725,000 Freehold

Sansome & George - charming 4 Bedroom detached home occupying an enviable location in Bramley Village.

Situated in the ever popular village of Bramley this charming home consists of Entrance Hall with storage cupboard, study, downstairs cloakroom, open plan Kitchen featuring built-in oven and dishwasher, breakfast bar, conservatory adding the extra space for Dining, giving the home an open and light feel. The separate dining room, with double doors leading into the Living Room completes the ground floor.

The first floor has 4 Bedrooms, with the Bedroom 1, featuring an En-suite, finished with the Family Bathroom including Bath and Over Head Shower.

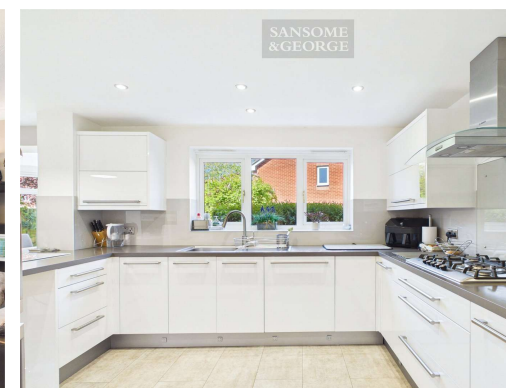
To the Front of the Property is laid to lawn with DOUBLE Garage and parking for 2 Cars. To the Rear a generous garden, mainly laid to Lawn with mature shrubs and patio.

EPC EER - C

Council Tax Band - F

Council - Basingstoke & Deane

- 4 Bedroom detached home
- Hallway, cloakroom, Study,
- Living room, dining room,
- Kitchen/Breakfast room, utility
- Bedroom 1 with en-suite
- 3 further bedrooms, bathroom
- Double Garage, Garden







**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

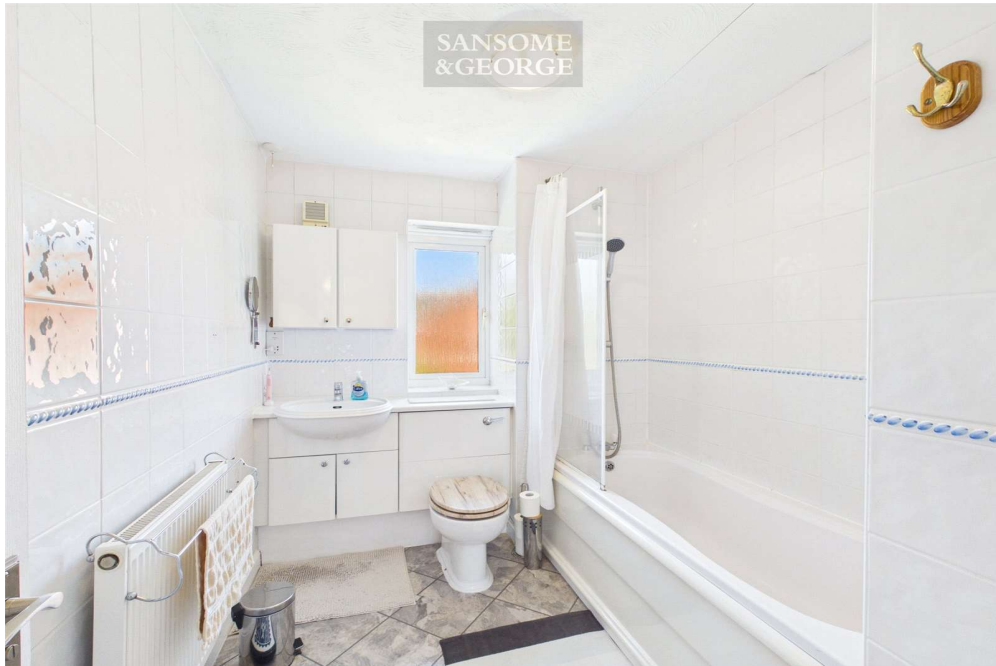
**Approximate total area<sup>(1)</sup>**  
 1913 ft<sup>2</sup>  
**Reduced headroom**  
 3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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

## Sansome and George - Bramley

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