

**SANSOME
&GEORGE**

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&GEORGE**

The Grove, 32 Newtown, Tadley, Hampshire, RG26 4BP

**Offers in excess of £625,000
Freehold**

SANSOME & GEORGE - ** Virtual tour available **

Nestled in a desirable neighbourhood, this charming modern detached house offers a luxurious and spacious living environment, with an impressive Kitchen /Breakfast room to the rear with a range of integrated appliances, superb island with glass work surfaces and double doors to the garden. Boasting a generous approx. 2,072 sq ft of living space, the property features four bedrooms, two reception rooms, and two bathrooms. The inviting ambiance flows throughout the house, creating a warm and welcoming atmosphere.

Step outside to the well-maintained garden, perfect for relaxing or entertaining guests. Further security is provided by electric gates, with off-street parking and a garage, convenience is at your doorstep.

This property is ideal for families looking for a comfortable and stylish home in a sought-after location. Don't miss the opportunity to make this house your own and enjoy the lifestyle it has to offer. Contact us today to arrange a viewing and discover the charm of this wonderful property.

EPC EER - B

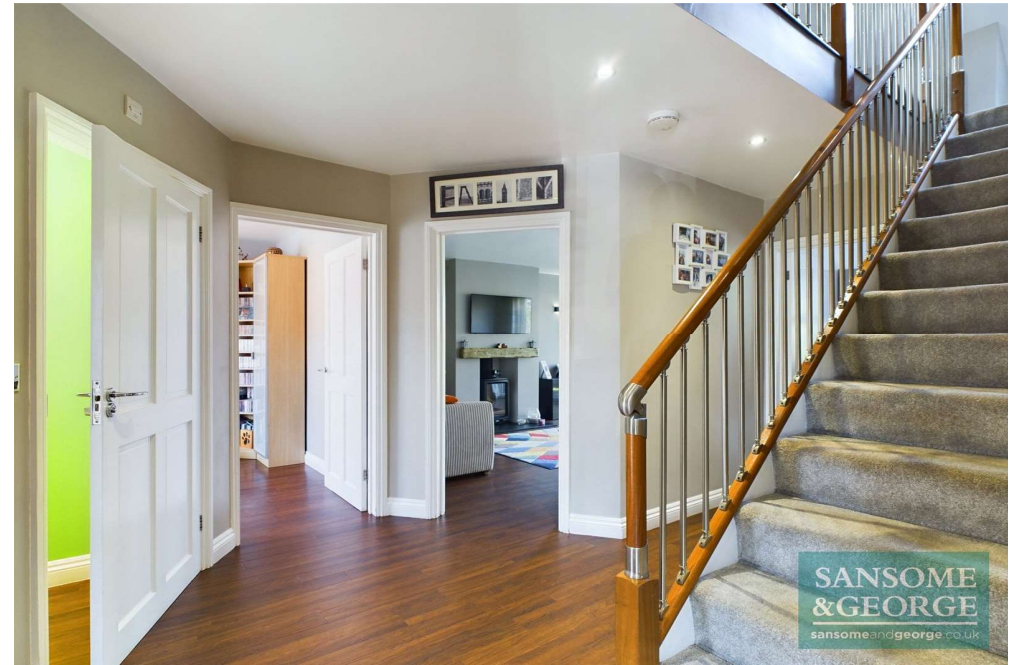
Council Tax Band - F

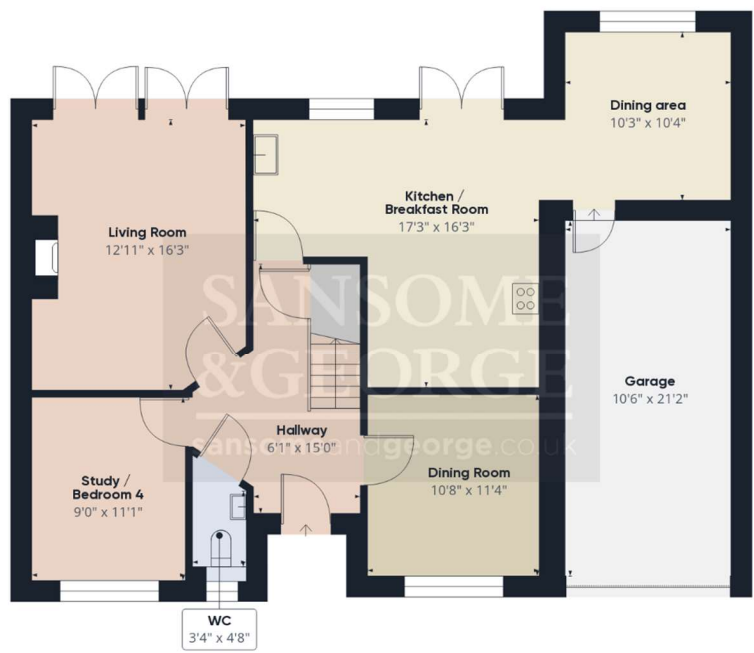
Council - Basingstoke & Deane

The above information may be subject to change during the transaction period. its role in the provision of these checks

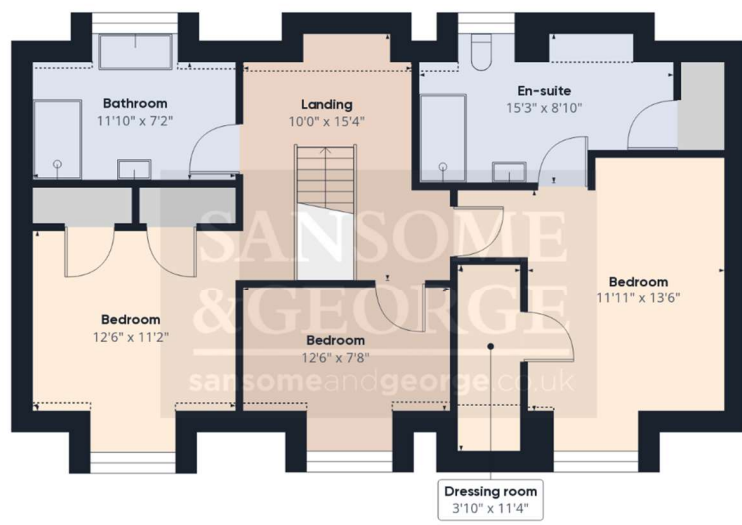
- 3/4 Bedroom detached home
- Hallway, cloakroom
- Living room with Bifold doors to garden
- Dining room
- Study / Bedroom 4
- Kitchen /Breakfast room
- Bedroom 1 with dressing room and En-suite
- Re-fitted Bathroom with walk in shower
- Garden with wooden seating area
- Electric gates
- Garage and Driveway







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2072.37 ft²

Reduced headroom
 531.2 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sansome and George - Tadley

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.