

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



Berrydown, Green Lane, Stratfield Saye, Reading, Hampshire,

Offers in excess of £700,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR -

Step into this delightful period 4 BEDROOM detached bungalow nestled in a tranquil rural overlooking and backing onto Farmland. Boasting 4 bedrooms, this charming property exudes a welcoming vibe with its scenic surroundings and spacious interiors. The well-maintained garden offers a serene escape, while off-street parking and a garage provide convenience for residents. Perfect for those seeking a peaceful retreat with easy access to urban amenities. Don't miss the opportunity to make this inviting property your own. Book a viewing today and immerse yourself in the beauty of countryside living.

EPC EER - B

Council Tax Band - E

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.



- 4 Bedroom Detached Bungalow
- Rural location
- Entrance hall, cloakroom
- Living room, boot room
- Kitchen / Breakfast room, Pantry
- 4 Bedrooms, Bathroom
- Garden backing onto Farmland
- Garage and Driveway





Approximate total area⁽¹⁾
1662.18 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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 - Bramley

Station House
Sherfield Road
Bramley
Hants
RG26 5AG

T: 01256 882 979

E: bramley@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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 £80 (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.