

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**28 Wyndham Drive, Bramley, Tadley, Hampshire, RG26 5GN**

**Offers in excess of £700,000    Freehold**



## Elegant 5-Bedroom Detached Home Overlooking Village Cricket Ground

Situated in the heart of the village with views of the cricket ground, this beautifully presented five-bedroom, three-reception room detached home offers the perfect blend of modern living and tranquil surroundings. Nestled on the edge of a highly regarded development, the property enjoys generous spacing between homes and is surrounded by nature, creating a peaceful setting.

Inside, the home boasts spacious, light-filled interiors designed with a contemporary touch—ideal for family life or entertaining guests. The versatile living spaces are well-proportioned, and each of the five bedrooms provides comfort and flexibility for growing families or home office needs. Outside, a generous garden offers space for outdoor dining, play, or simply relaxing in the fresh air. A double garage and ample off-street parking provide convenience and practicality.

The home is within easy reach of local amenities, schools, and Bramley Train Station offering connectivity to Basingstoke, Reading and beyond—making it a superb choice for commuters and families alike.

Don't miss the opportunity to view this exceptional home that combines style, space, and village charm. Schedule your viewing today.

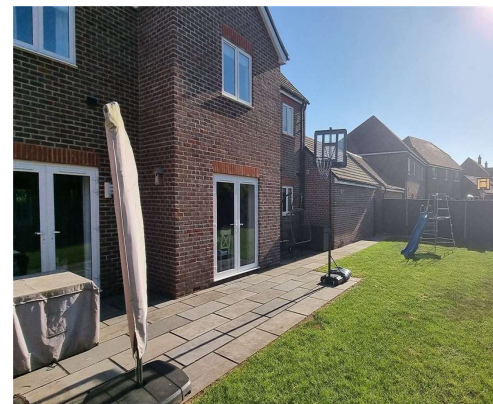
EPC EER - B

Council Tax Band - G

Council - Basingstoke & Deane.

NB annual estate charge: last year was £400.35 pa

- 5 Bedroom detached home
- Prime central village location close to station
- End plot with views over the cricket ground
- Cloakroom
- Living room
- Study / Family room
- Kitchen / Dining room
- Utility room
- Bedroom 1 with en-suite
- Double garage with ample parking







**Floor 0**

**Approximate total area<sup>(1)</sup>**  
2136.52 ft<sup>2</sup>



**Floor 1**

(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+) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:bramley@sansomeandgeorge.co.uk)

[www.sansomeandgeorge.co.uk](http://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.