

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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

Offers in excess of £750,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

Nestled in the heart of Bramley village overlooking a park area, this modern detached house boasts a generous 1,979 sq ft of living space. Features 5 bedrooms, 2 reception rooms, 3 bathrooms and a sunroom off the impressive high spec kitchen that incorporates quartz worktops, Neff and Bosch appliances. Step outside to discover a mature, secluded garden; ideal for al fresco dining and entertaining. The property also benefits from off-street parking, and a double garage, providing ample space for cars and storage.

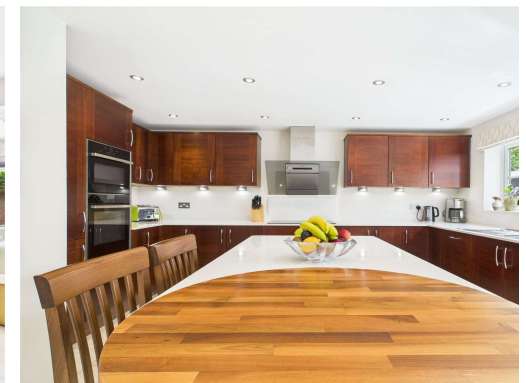
With its modern design and convenient location in the village, this property offers the perfect blend of tranquillity and practicality. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

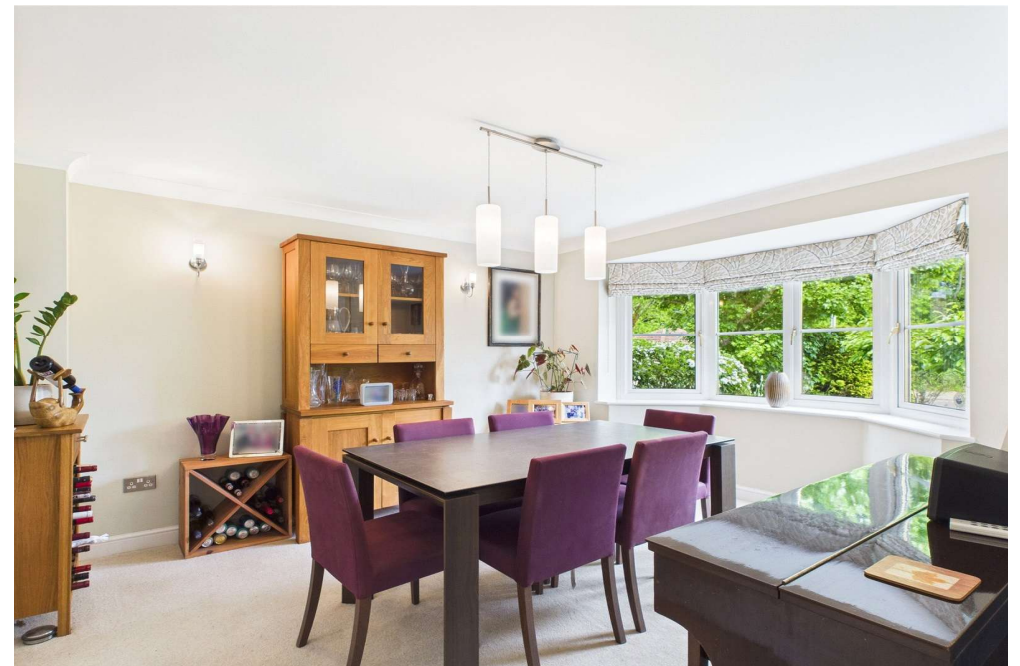
EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - F

- 5 Bedroom detached home
- Popular village location
- Entrance Hall
- Downstairs W.C
- Living room
- Dining room
- Impressive Fitted Kitchen / Breakfast room
- Utility room
- Bedroom 1 & 2 with en-suite
- Double garage and driveway
- 3 further bedrooms
- Bathroom
- Attractive Garden with paved patio and raised decking areas.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1979 ft²

Reduced headroom
11 ft²

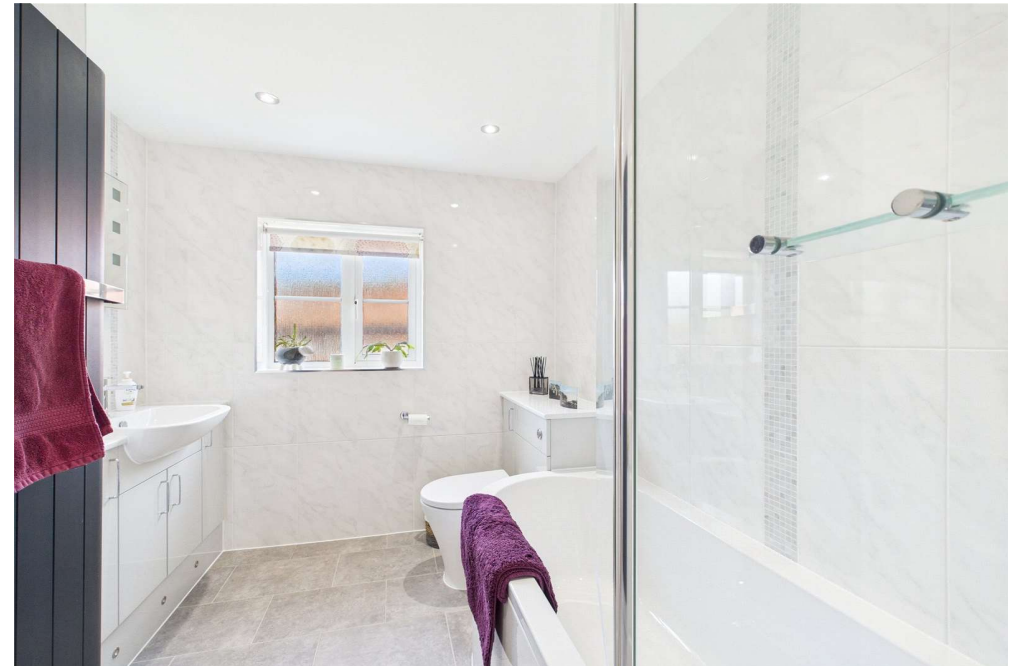
(1) Excluding balconies and terraces

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





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

Sansome and George - Bramley

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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.

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