

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](https://www.sansomeandgeorge.co.uk)



17 St. James Close, Bramley, Tadley, Hampshire, RG26 5XH

Guide Price £700,000 Freehold



**SANSOME & GEORGE \*\*Virtual Tour Available \*\***

Step into this enchanting 4-bedroom detached home nestling in a popular area in Bramley village. The property exudes a modern flair while maintaining its homely charm, offering a spacious 1,820 sq ft of living space. With 4 reception rooms, there's ample space for entertaining or unwinding in style. The property boasts a generous garden, perfect for al fresco dining or simply basking in the sun. You'll never have to worry about parking with the convenience of off-street parking and a garage. Every corner of this delightful property is designed to cater to your every need. Don't miss the chance to make this house your home sweet home! Book a viewing today and let this property captivate you with its irresistible charm.

EPC EER - D

Council Tax Band - F

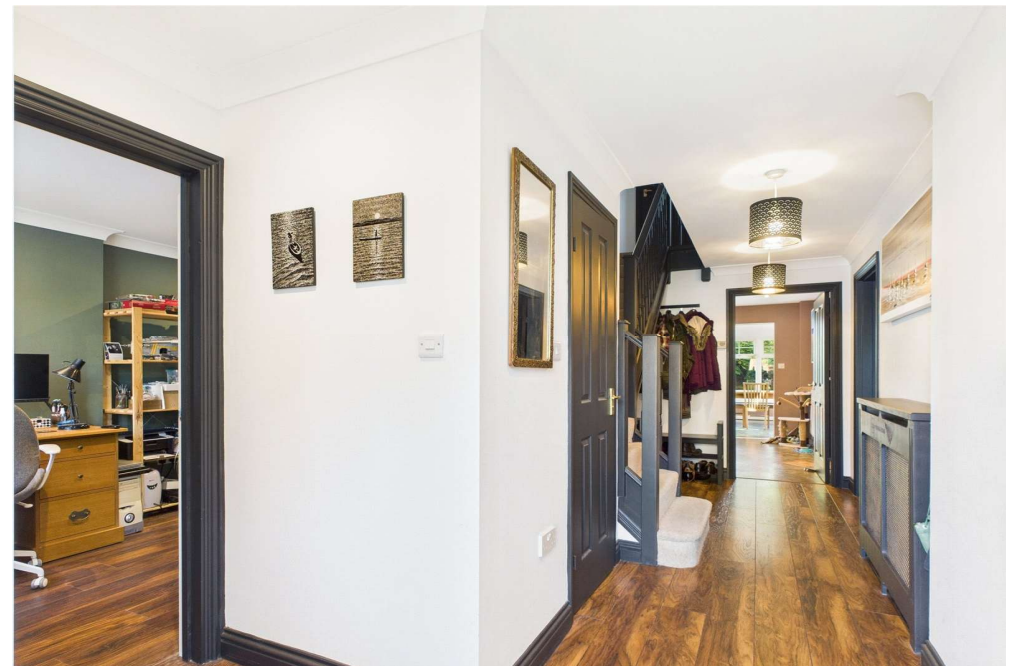
Council - Basingstoke & Deane

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

- Stunning 4 Bedroom detached home
- Entrance hall
- Downstairs cloakroom
- Study
- Living room
- Kitchen/Breakfast room
- Sun room
- Family room
- Utility
- Bedroom 1 with Ensuite
- 3 Further double bedrooms
- Family bathroom
- Garage
- Garden









**Floor 0**

**Approximate total area<sup>(1)</sup>**

1820 ft<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>



**Floor 1**

(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 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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