

**SANSOME
&GEORGE**

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17 West Street, Tadley, Hampshire, RG26 3ST

Offers in excess of £575,000 Freehold

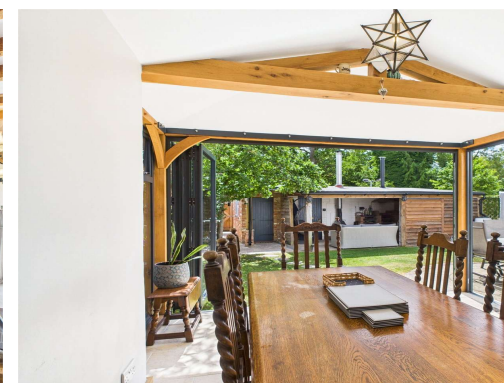
Step into your own slice of old world elegance and charm with this delightful Detached home in Tadley within close proximity to the common. This property offers the perfect blend of space and comfort. The charming exterior is matched by a warm and inviting interior, making you feel right at home from the moment you walk through the door. With a secluded garden, off-street parking, and a garage, this property ticks all the boxes for a cosy and convenient living experience. Whether you're relaxing in the garden or entertaining guests in the spacious living areas, this home is sure to impress. Don't miss out on this fantastic opportunity to make this property your own. Contact us today to arrange a viewing and start your village living adventure!

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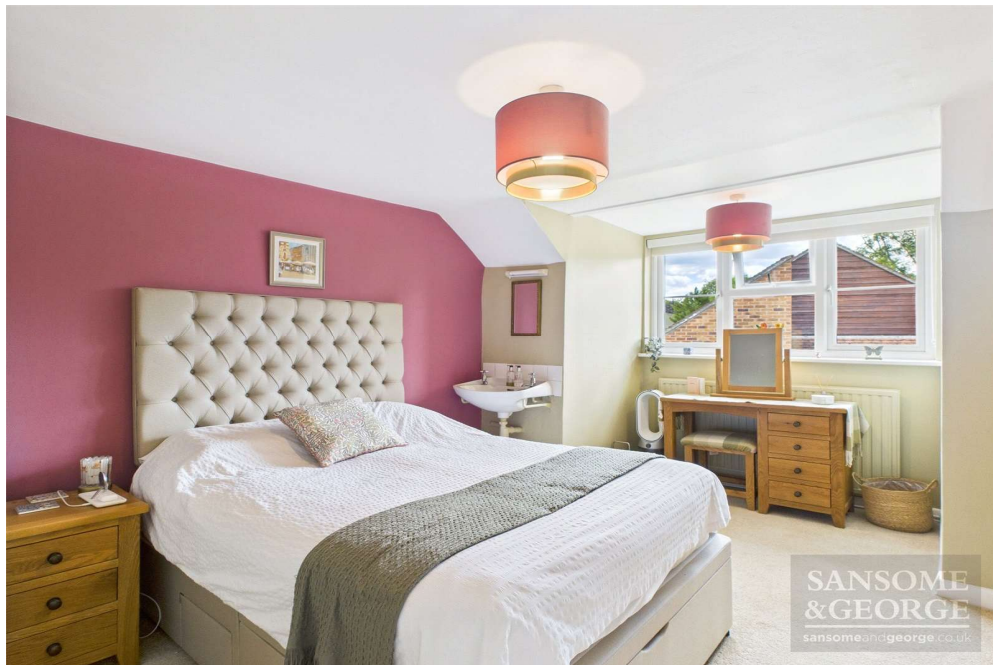
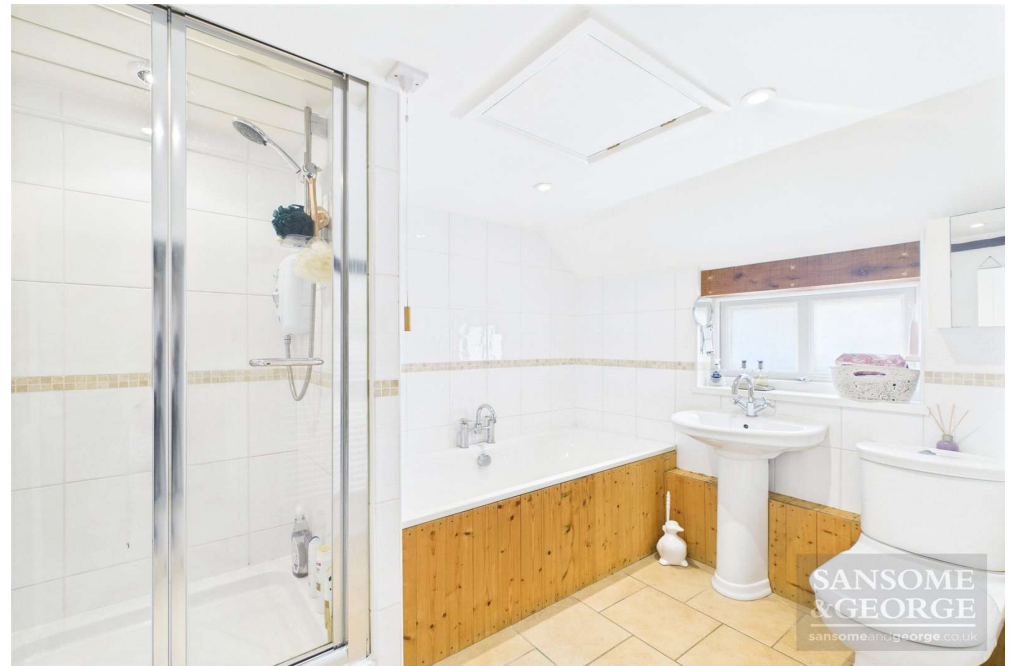
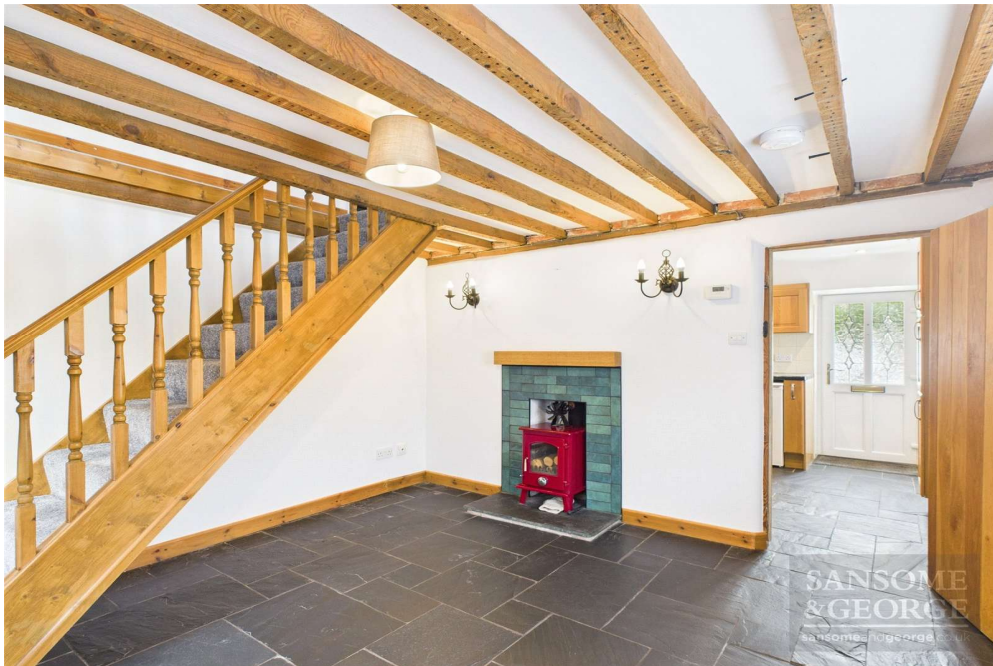
Council Tax Band - E

Council - Basingstoke & Deane

- Stunning character home
- Living room with feature fireplace
- Extended kitchen/dining area
- Could be reconfigured to be used as an Annexe with Lounge, Kitchen, Shower Room and Bedroom
- Bedroom 1 with En-suite
- Underfloor heating to ensuite
- Underfloor heating in kitchen/ diner area and new wall mounted air con unit
- Bifold doors from kitchen / diner out onto rear garden
- Ground floor family bathroom with oversized shower and bath
- 2 additional parking spaces with car port
- Purpose built shed
- New gas boiler installed 2024 with 10 years warranty
- Fitted kitchen with Quartz top
- SMEG induction Range cooker
- Handmade fitted Oak wardrobes to master bedroom
- Log burner in main living room, and other ground floor reception room has a further log burner
- Externally there is a log burner in the barbecue area
- Vaulted ceiling with dual skylights
- 3 Further bedrooms









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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 £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.