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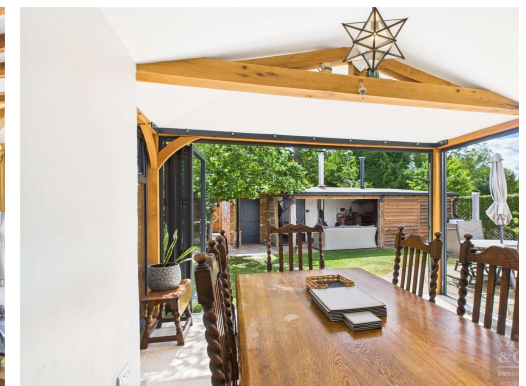


17 West Street, Tadley, Hampshire, RG26 3ST

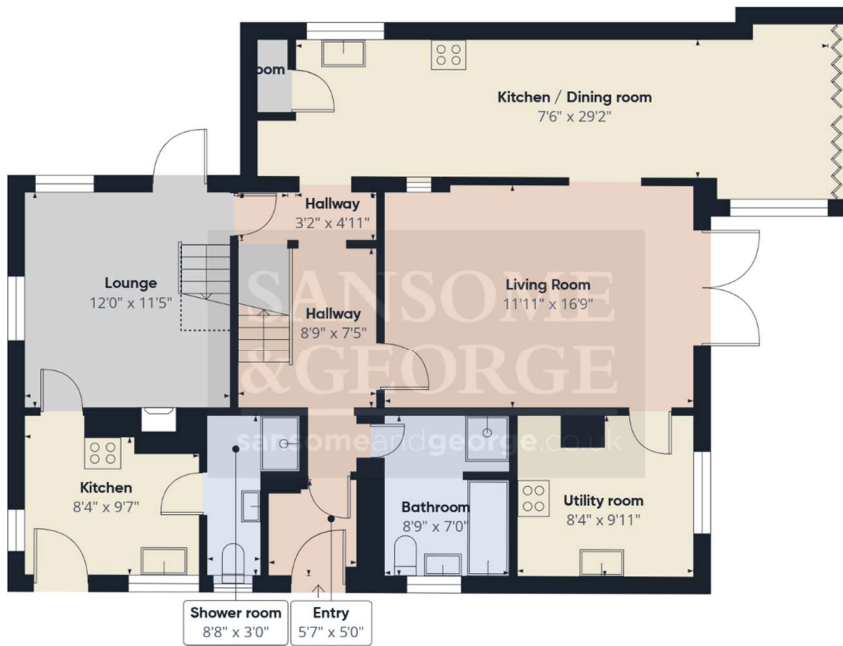
Offers in excess of £575,000 Freehold

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! EPC EER – D, Council Tax Band – E, Council - Basingstoke & Deane

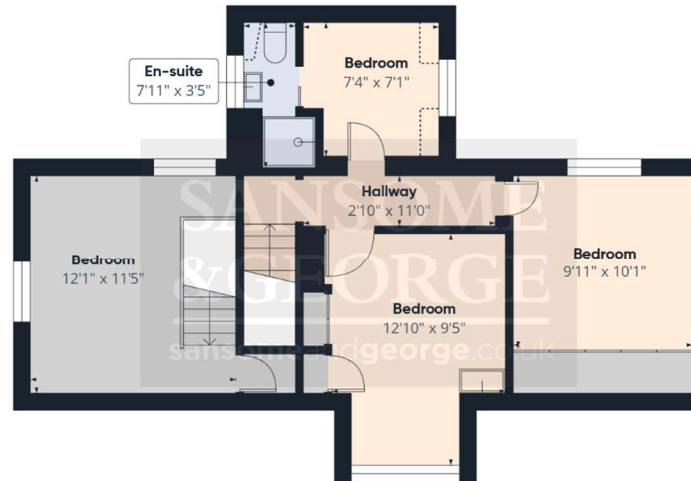
- Stunning character home
- Living room with feature fireplace
- Extended kitchen/dining area
- Could be reconfigured to be used as an Annexe with Lounge, Kitchen, Shower Room and Bedroom
- Bedroom 1 with En-suite
- Underfloor heating to ensuite
- Underfloor heating in kitchen/ diner area and new wall 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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1734 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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		

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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.

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