

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk

SANSOME
&GEORGE



24 Silchester Road, Pamber Heath, Tadley, Hampshire, RG26 3EE

Asking Price £550,000 Freehold

Sansome & George - Nestled in the picturesque village of Pamber Heath is this charming four-bedroom detached house with a double length garage, available with no onward chain. Spread over approximately 1,623 square feet, this inviting property offers generous and versatile living space, ideal for both comfortable family life and entertaining.

The home benefits from a recently fitted kitchen, complete with integrated cooker, hob, washing machine and dishwasher, providing a modern and functional hub of the house. There are two reception rooms, one of which features a characterful log burner, creating a warm and cosy atmosphere.

Further enhancements include an upgraded front door and internal doors, adding to the overall quality and finish of the home.

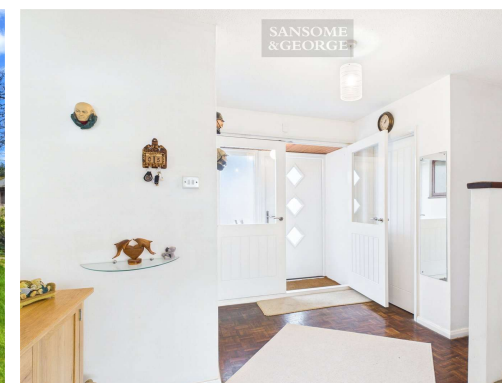
Outside, the property boasts a garden where you can relax and enjoy the surrounding greenery, along with a double length garage offering ample parking or storage.

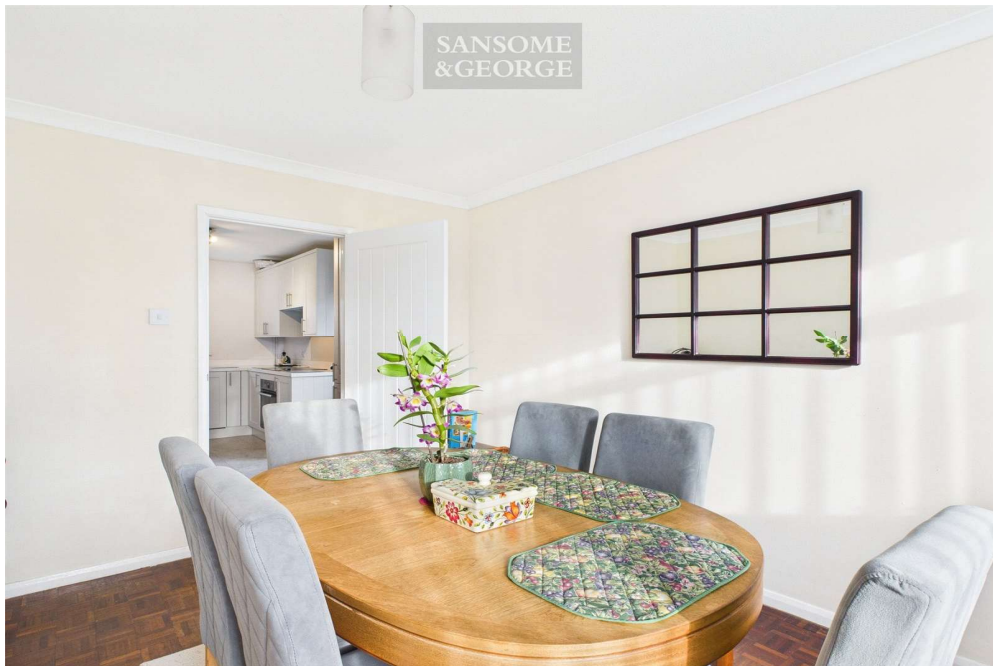
Situated in the heart of the village, the property enjoys a peaceful setting while remaining conveniently close to local amenities and transport links.

This is a wonderful opportunity to acquire a spacious and well-presented home in a sought-after location. Contact us today to arrange a viewing.

Local Authority – Hampshire
Council Tax Band – F
EPC EER - D

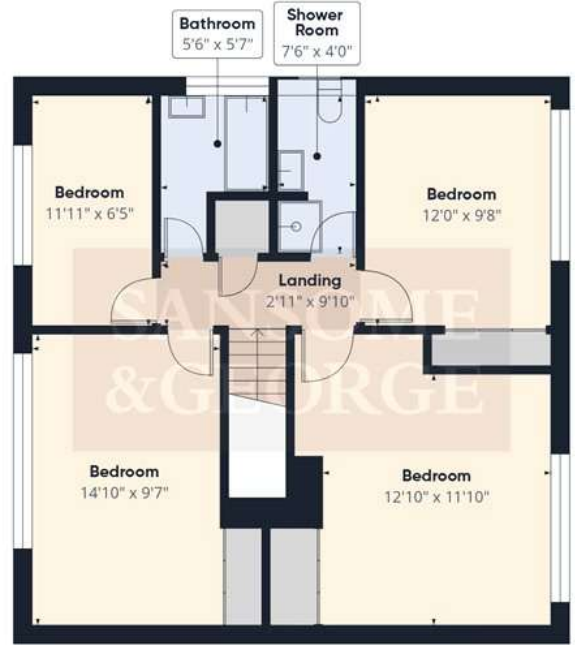
- NO ONWARD CHAIN
- Detached/Corner Plot
- Double length garage & off road parking
- Entrance Porch & Spacious Hallway
- Recently refitted Kitchen
- 2 Reception Rooms with wood block flooring
- Study
- Downstairs WC
- 4 Bedrooms (3 doubles)
- Upstairs Bathroom & Separate Shower Room







Floor 0 Building 1



Floor 1 Building 1

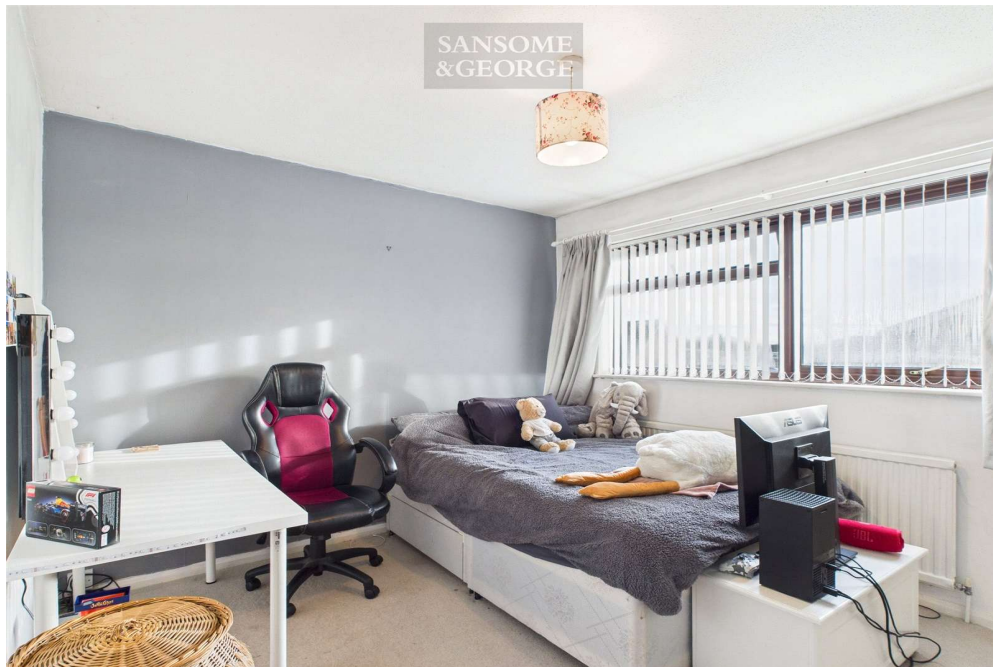


Floor 0 Building 2

Approximate total area⁽¹⁾
1623 ft²

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

1 The Parade
Franklin Avenue
Tadley
Hants
RG26 4ET

T: 0118 981 0022

E: tadley@sansomeandgeorge.co.uk

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.