

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)

**SANSOME  
&GEORGE**



**24 Silchester Road, Pamber Heath, Tadley, Hampshire, RG26**

**Offers in excess of £550,000 Freehold**

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in the picturesque village of Pamber Heath is this charming 4 Bedroom detached house with DOUBLE LENGTH GARAGE which is available with No onward chain. Spread over approx 1,623 square feet, this inviting property boasts four bedrooms and two reception rooms, providing ample space for comfortable living and entertaining. The property features a garden where you can unwind amidst nature, as well as a double length garage for convenient parking or storage. With its ideal location in the heart of the village, residents can enjoy the peaceful surroundings while still being within easy reach of local amenities and transport links. Don't miss this opportunity to make this spacious and charming property your new home. Contact us today to arrange a viewing.

Local Authority – Hampshire

Council Tax Band – F

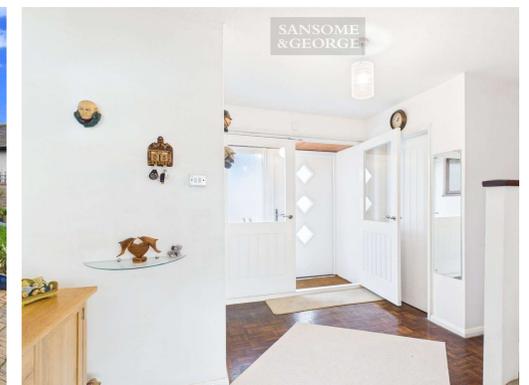
EPC EER - D

Purchasers Note

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire.

Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



- 4 Bedroom detached home
- NO ONWARD CHAIN
- Hallway
- Downstairs W.C
- Living room
- Dining room
- Office
- Kitchen
- 4 Bedrooms
- Bathroom
- Shower Room
- Garden
- Double Length Garage





**Floor 0 Building 1**



**Floor 1 Building 1**



**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**  
1623 ft<sup>2</sup>

(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](mailto:tadley@sansomeandgeorge.co.uk)

[www.sansomeandgeorge.co.uk](http://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.