

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk

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10 Warblington Close, Tadley, Hants, RG26 3YW

Offers in excess of £565,000 Freehold

Sansome & George - Charming and inviting modern 4 Bedroom detached house, boasting a generous 1,625 square feet. Situated in a sought-after development, this property offers four spacious bedrooms, three versatile reception rooms, and two stylish bathrooms. The house is thoughtfully designed to provide a comfortable and functional living environment for families.

Step outside and you'll find a landscaped garden, perfect for both relaxation and entertaining. The property also benefits from off-street parking and a double garage (partly converted into a store room), providing ample space for vehicles and storage.

Conveniently located close to local amenities, schools, and transport links, this property offers the perfect blend of comfort, style, and convenience. Don't miss the opportunity to make this house your next home. Contact us today to arrange a viewing and discover all that this property has to offer.

EPC - C

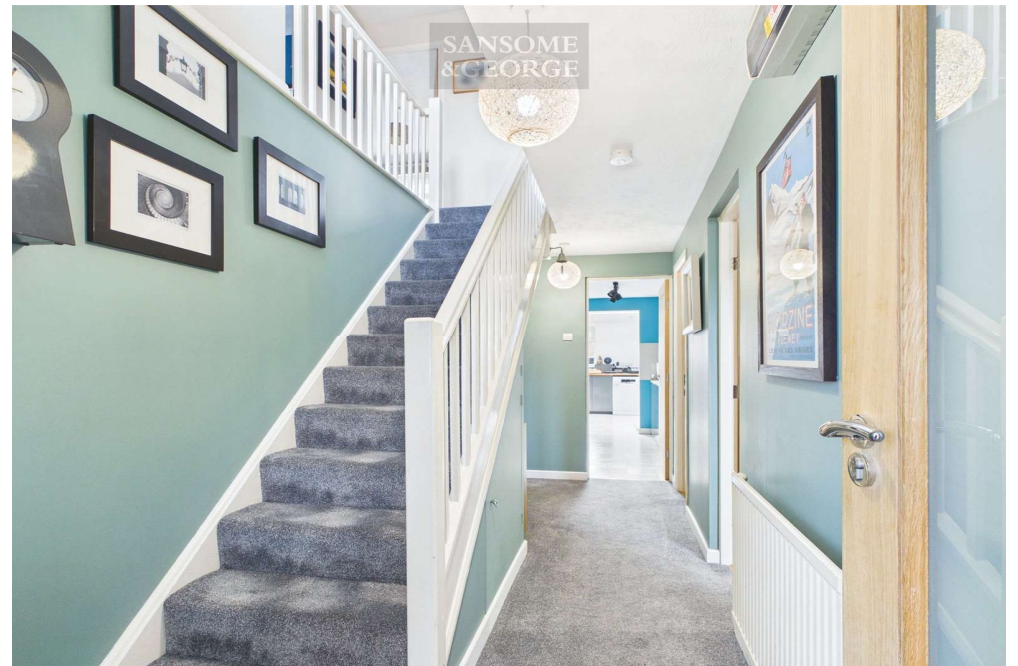
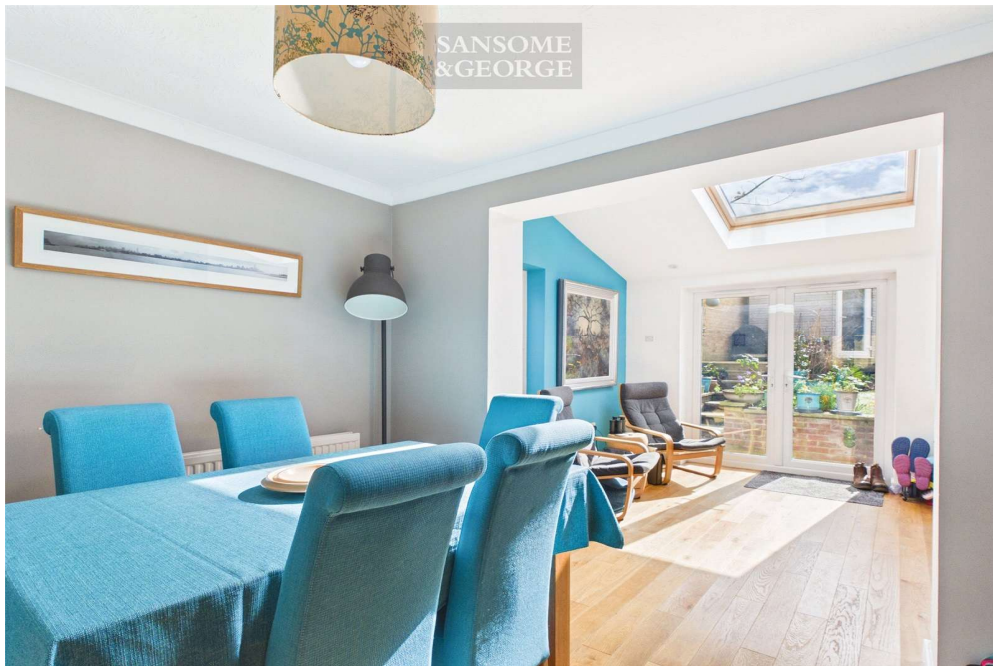
Local Authority - Basingstoke & Deane

Council Tax Band - E

NB. Solar panels on roof are rented to third party

- Extended 4 Bedroom detached home
- Hallway, Downstairs W.C
- Living room
- Kitchen / Breakfast room
- Utility room
- Office
- Bedroom 1 with en-suite
- 3 further bedrooms
- Bathroom
- Garden
- Double Garage (partially converted to store room)
- Driveway







**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Floor 0** Building 3

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

1625 ft<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

(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		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Sansome and George - Tadley

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