

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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&GEORGE**

Windsong, The Street, Bramley, Tadley, Hampshire, RG26 5BP

Guide Price £725,000

Freehold

SANSOME & GEORGE - Nestled in the heart of Bramley village, this charming Detached home occupying a non-estate location, which offers a perfect blend of traditional charm and modern convenience. Boasting four generously sized bedrooms, this spacious property is perfect for a growing family seeking a peaceful retreat.

The inviting interior features a well-appointed kitchen, a cosy living room with a fireplace, and a separate dining area perfect for entertaining guests. Outside, the property benefits from a generous rear garden with outbuilding, ideal for relaxing or hosting outdoor gatherings.

Adding to the appeal, the property also offers off-street parking and a double garage, providing ample space for vehicles and storage. With its characterful features and convenient location, this property presents a unique opportunity to own a delightful home in a sought-after village setting. Don't miss out on this wonderful opportunity!

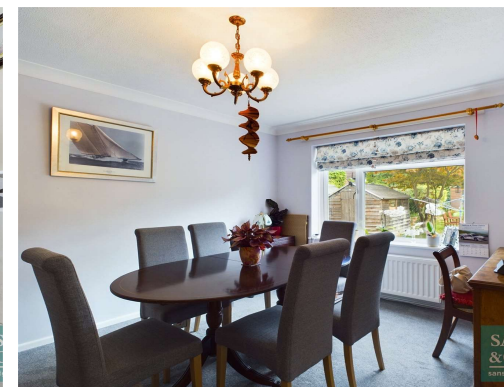
EPC EER - C

Local Authority - Basingstoke & Deane

Council Tax Band - F

Services available – mains gas, drainage and electric.

- 4 Bedroom detached home
- Non-estate location
- Hallway, Cloakroom
- Living room, Study,
- Dining room
- Fitted Kitchen, utility
- Bedroom 1 with en-suite
- 3 further bedrooms
- Bathroom
- Generous Garden
- Double Garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2112.42 ft²

Reduced headroom
 16.25 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Bramley

Station House
 Sherfield Road
 Bramley
 Hants
 RG26 5AG

T: 01256 882 979

E: bramley@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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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