

**SANSOME  
& GEORGE**

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**35 Longbridge Road, Bramley, Tadley, Hampshire, RG26 5AN**

**Offers in excess of £500,000  
Freehold**

SANSOME & GEORGE are delighted to bring to the market this hugely desirable FOUR bedroom DETACHED family home situated in Located in the centre of Bramley village. Located at the end of Cul-de-sac location this family home benefits from peaceful and quiet surroundings and is within easy access to the village's railway station providing links to London Paddington and Waterloo and the South. Property is also within walking distance of local amenities including the local shop, bakery and doctors as well as the local junior school.

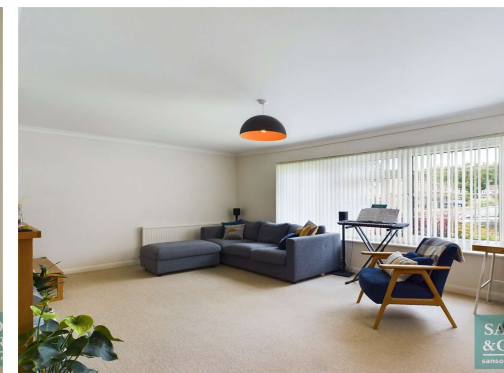
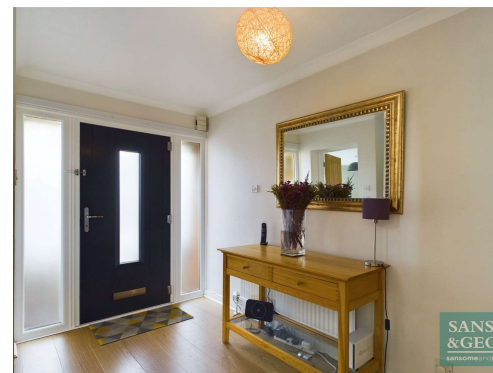
Accommodation is well planned out across both floors and consists of: Entrance hall with storage, larger than average living room with electric feature fire place, separate dining room, kitchen and downstairs W/C completes the ground floor. On the first floor there are four well-proportioned bedrooms and family bathroom.

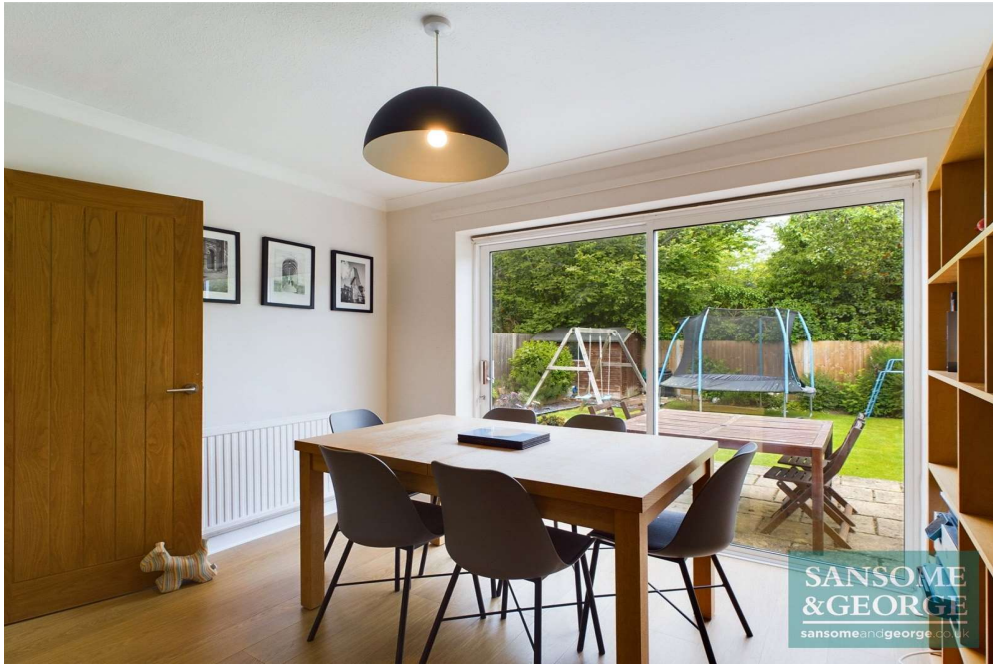
Externally to the rear there is a private rear garden mainly laid to lawn with patio area and mature shrub and flower bedded borders. To the front there is also a lawned front garden and blocked paved driveway providing parking for several cars as well as access to the garage which has up and over door, power and lighting. We anticipate high demand for a property this due to its location, size and condition so an early viewing is recommended to avoid disappointment.

Local Authority - Basingstoke & Deane  
EPC rating - D  
Council Tax Band - E

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- Four Bedroom Detached
- Two Reception Rooms
- Private Rear Garden
- Garage & Driveway
- Walking Distance to Local Shops, Train Station and School
- Potential to Extend STPP







Floor 0

**Approximate total area<sup>(1)</sup>**  
 1260.27 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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





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

## Sansome and George - Bramley

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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.

**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 £60 (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.