

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



9 Beaurepaire Close, Bramley, Tadley, Hampshire, RG26 5DT

**Guide Price £800,000
Freehold**

SANSOME & GEORGE - Welcome to this stunning modern detached house nestled in Bramley Village. Boasting 4 bedrooms and 4 reception rooms, this property exudes a sense of warmth and comfort. The inviting ambiance is complemented by its secluded location, offering a tranquil escape from the hustle and bustle of city life. The spacious layout is perfect for families looking for ample living space. Well-maintained throughout, this property features a beautiful garden, a charming conservatory, off-street parking, and a double garage. With its blend of contemporary design and traditional charm, this property is sure to impress even the most discerning buyer. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.

EPC EER - C

Council Tax Band - F

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

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.

- 4 Bedroom detached home
- Entrance Hall
- Living room
- Dining room
- Impressive Conservatory
- Kitchen
- Utility room
- Bedroom 1 with en-suite and dressing area
- 3 further bedrooms
- Bathroom
- Generous garden
- Double Garage and Driveway







Floor 0

Approximate total area⁽¹⁾
 2440.18 ft²

Reduced headroom
 13.61 ft²



Floor 1

(1) Excluding balconies and terraces

⚠ Reduced headroom
 (below 1.5m/4.92ft)

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

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