



Cufaude Lane, Bramley, Hampshire, RG26 5DN

Guide Price £550,000

Nestled within a charming courtyard setting on the edge of Bramley Village, this gorgeous barn-style three-bedroom cottage, built in 2004, epitomizes countryside living with modern comforts. The property exudes character and is beautifully presented throughout, offering bright and airy accommodation built to a high standard. The ground floor welcomes you with an entrance hall complete with a cloakroom and utility cupboard. The open plan kitchen/dining room, enjoying a front aspect, is fitted with a range of units, integrated appliances, and elegant granite work surfaces. The rear aspect living room, with French doors opening to the garden, provides a pleasant and serene outlook. Ascend to the first floor to find a galleried landing, where high ceilings add to the sense of space in each of the three bedrooms. The main bedroom features built-in wardrobes, a Juliet balcony, and an en-suite shower room. Two further bedrooms also boast built-in wardrobes, and there is a stylish family bathroom. Outside, the property is approached via a gravel driveway leading to a double open bay car barn, with further parking available in front, accommodating four spaces in total. Gated access opens to the front garden, which is enclosed and laid to lawn, adorned with flower and shrub borders. The rear garden is also enclosed and features a neatly laid lawn area, perfect for outdoor enjoyment. Bramley Village itself is a burgeoning community with a pub, train station, schools, bakery, and convenience store with a post office. Don't miss out on this unique opportunity to own a beautifully maintained home in a stunning countryside setting. Open Day Saturday 8th June. Call now for your exclusive viewing appointment! Additional Information: - Services: Oil-fired combination boiler to radiators, electricity, and water. - Council Tax Band: E - EPC Rating: C





- THREE BEDROOM HOME
- OPEN PLAN KITCHEN/DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM WITH PATIO DOORS
- FAMILY SHOWER ROOM
- FITTED WARDROBES
- EN-SUITE TO MASTER BEDROOM
- LARGE CAR PORT WITH STORAGE AND POWER
- GATED PRIVATE DRIVEWAY WITH MULTIPLE CAR PARKING SPACES
- RURAL LIVING WITH SCENIC VIEWS

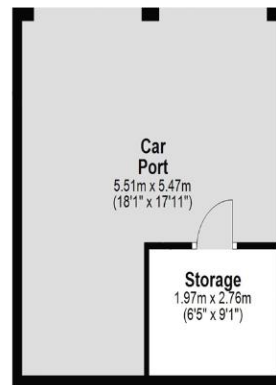


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



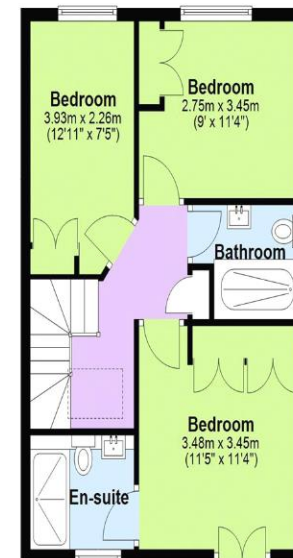
Ground Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

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