



Connells

Barton House Silchester Road
Bramley Tadley



Property Description

Originally built as an estate workers cottage for the nearby Beaurepaire Estate. Located in the sought after village of Bramley, Hampshire. The village includes a shop/post office, bakery, village hall, church, schools, doctor surgery and railway station with direct routes to Basingstoke & Reading.

The surrounding countryside is delightful, throughout which are many public footpaths to enjoy.

Bus stops are situated a short distance from the property with both the M3 and M4 are within easy driving distance.

Bramley is located ten miles south of the large town of Reading, and five miles north of Basingstoke.

Entrance Area

Secondary glazed window to side aspect, door to dining room, open to:

Sitting Room

Two secondary glazed windows to rear aspect, secondary glazed bay window to the front aspect, stairs to first floor, log burner, arch to:

Reception Room

Two double glazed windows to rear aspect, double glazed French doors to rear garden, door to utility room, door to:

Study

Secondary glazed windows to front and side aspects.

Utility Room

Double glazed frosted window to rear aspect, double glazed glass panel door to rear garden, hot water tank, wall mounted gas boiler, space for washing machine, space for upright fridge-freezer, door to garage.

Dining Room

Secondary glazed window to front aspect, log burner, two double cupboards, open to:

Kitchen

Roll top work surfaces with cupboards and drawers under and cupboards over, ceramic sink with drainer and mixer tap, double glazed window to side aspect, space for range cooker with hood over, skylight window, concealed upright fridge-freezer, preparation island, doorway to:

Rear Lobby

Double glazed glass panel stable door to rear garden, door to:

Cloakroom

Low level WC, wall mounted wash hand basin, double glazed frosted window to side aspect.

First Floor Landing

Cast iron feature fireplace, two secondary glazed windows to rear aspect, stairs leading to bedroom four, doors to:

Bedroom One

Double glazed window to front aspect, two double glazed windows to rear aspect, double glazed French doors with Juliet balcony to rear aspect, vaulted ceiling, walk-in wardrobe, door to:

En Suite Shower Room

Fully tiled shower cubicle, vanity wash hand basin, low level WC, double glazed window to rear aspect, part tiles walls.

Bedroom Two

Double glazed window to front aspect, wardrobe.

Bedroom Three

Secondary glazed window to front aspect, double wardrobe.

Bedroom Four

Secondary glazed windows to front and rear aspects, Velux window, Eaves storage

cupboards, loft access, cast iron feature fireplace.

Bathroom

Panel enclose bath with shower over, low level WC, vanity wash hand basin, heated towel rail, understairs storage cupboard, window to rear aspect.

Outside

Rear Garden

The rear garden is a particular feature of the property as it is non overlooked with views of open farmland. The garden comprises a part patio area with remainder laid to lawn with well stocked flower and shrub borders, two outside taps, two timber-build sheds, wood store, greenhouse, fully enclosed with gate for side access.

Parking

Driveway parking for three to four cars which leads to:

Garage/ Workshop

Double wood swing doors, power and light. Please note the garage measures 10 ft x 7 ft.10.









Total floor area 180.5 m² (1,943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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T 01256 464566
E basingstoke@connells.co.uk

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 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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