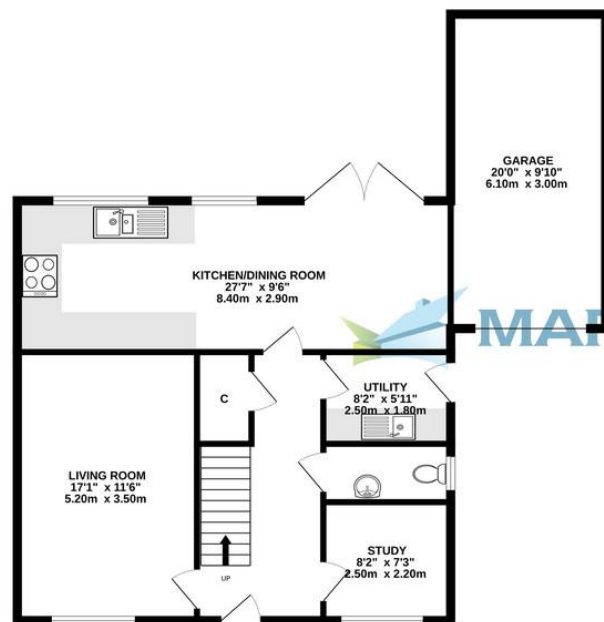


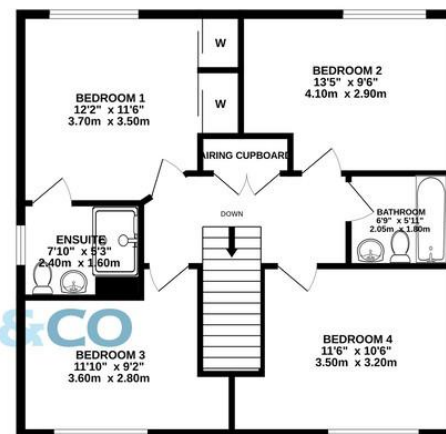
TO LET



GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1678 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Bramley

4 Bedrooms, 2 Bathroom, Detached House

£2,250 pcm





Bramley

Detached House,
4 bedroom, 2 bathroom

£2,250 pcm

Date available: 21st June 2025

Deposit: £2,596

Unfurnished

Council Tax band: F

- Four Bedrooms
- 27' Kitchen/Dining Room
- Living Room
- Study
- Bathroom and En-Suite
- Cloakroom
- Garage

A stunning four-bedroom family home in Bramley's Centenary Fields, encapsulates village charm amidst the lovely Hampshire countryside. Located just a short distance from Bramley village centre, this property offers easy access to local amenities including a bakery, village hall, convenience shop, and a welcoming pub with an annexed restaurant.

The home is well-positioned near excellent transport links, including the train station, and is just an 18-minute drive from Basingstoke's Festival Place and 30 minutes from The Oracle shopping centre, making it ideal for both leisure and shopping.

Comprising four double bedrooms, two modern bathrooms (including one en-suite), and a Roca white family bathroom, the property boasts a spacious layout conducive to family living. The main bedroom benefits from built-in wardrobes and an en-suite for added luxury.

The ground floor features a large hall leading to a cosy study, an inviting living room, and a convenient cloakroom. The heart of the home is the expansive kitchen/dining room fitted with integrated appliances including an upgraded large induction hob, rolled edge work surfaces, and French doors opening onto an larger than normal enchanting garden, perfect for relaxation and entertainment. A utility room accessible from the side of the property adds to the practicality of the layout.

Further benefits include Amtico flooring with underfloor heating, a large under-stairs storage cupboard, and a private driveway with parking for two cars with both having electric charging ports, complemented by additional visitor parking. The enclosed rear garden, with its large patio area and side access gate, offers views over open meadows, enhancing the serene village setting.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



ENTRANCE HALL Laminate flooring, underfloor heating and under stairs storage cupboard.

LIVING ROOM 17' 0" x 11' 5" (5.2m x 3.5m) Front aspect window, carpet and underfloor heating.

KITCHEN/DINING ROOM 27' 6" x 9' 6" (8.4m x 2.9m) Rear aspect windows, patio doors to the garden, a range of eye and base level storage units with rolled edge work surfaces, fridge/freezer, integrated double oven, four ring induction hob, dishwasher, tiled floor and underfloor heating.

STUDY 8' 2" x 7' 2" (2.5m x 2.2m) Front aspect window, carpet and underfloor heating.

UTILITY ROOM 8' 2" x 5' 10" (2.5m x 1.8m) Door to the driveway, a range of eye and base level storage units with rolled edge work surfaces, washing machine, dryer and tiled floor.

CLOAKROOM Side aspect window, low-level WC, wash hand basin, towel radiator and tiled floor.

LANDING Carpet, radiator and large storage cupboard.

BEDROOM ONE 12' 1" x 11' 5" (3.7m x 3.5m) Rear aspect window, carpet, radiator, double wardrobe and door to the en-suite.

EN-SUITE SHOWER ROOM 7' 10" x 5' 2" (2.4m x 1.6m) Large shower enclosure, side aspect window, low-level WC, wash hand basing, towel radiator and tiled floor.

BEDROOM TWO 13' 5" x 9' 6" (4.1m x 2.9m) Rear aspect window, carpet and radiator.

BEDROOM THREE 11' 9" x 9' 2" (3.6m x 2.8m) Front aspect window, carpet and radiator.

BEDROOM FOUR 11' 5" x 10' 5" (3.5m x 3.2m) Front aspect window, carpet and radiator.

FAMILY BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and tiled floor.

GARAGE 20' 0" x 9' 10" (6.1m x 3.0m) Up and over door, light and power.

OUTSIDE To the front of the property, there is driveway parking for two cars with additional visitor parking opposite, and views over open meadows.

To the rear of the property, there is an enclosed garden, with large patio area adjacent to the property and side access gate to the front of the property.



APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Pets
If a tenancy is agreed to include pets, an additional £50 per month in rent will be payable for the duration of the tenancy.

Right to Rent Checks
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

KET FACTS FOR RENTERS
Council Tax Band: F
Basingstoke and Deane
EPC Rating: B
Minimum Tenancy Term - 12 Months
UNFURNISHED
Garage and Driveway Parking

