



Vyne Road, Bramley, Tadley, RG26 5DW

£800,000 - Freehold



First time to the market in 25 years, Barons Estate Agents are proud to offer this light and airy family home. The ground Floor enjoys an entrance hall with solid oak flooring, dual aspect lounge, family room or ideal substantial office, kitchen with granite work tops and oak cabinets opening to dining room, utility room with granite work top and oak cabinets, shower room. The accommodation to the first floor comprises of a master bedroom with fitted wardrobes and ensuite wet room, 3 further bedrooms and family bathroom. Outside the property is approached by a long private drive leading to the front of the house with a garage and ample parking for several cars and electric car charging point. There is a good sized area of lawn with shrub borders and side access to the rear garden. Behind the garage there is a shed and useful area for storage and independent rear access. There is a gate leading to the private, sunny well presented rear garden which benefits from two patio areas, brick built bbq, lawned area, well stocked flower and shrub borders and maturing trees.

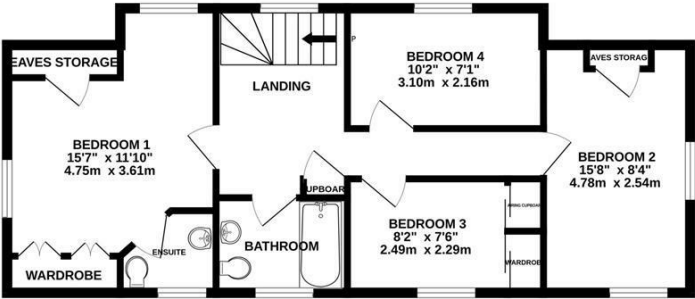
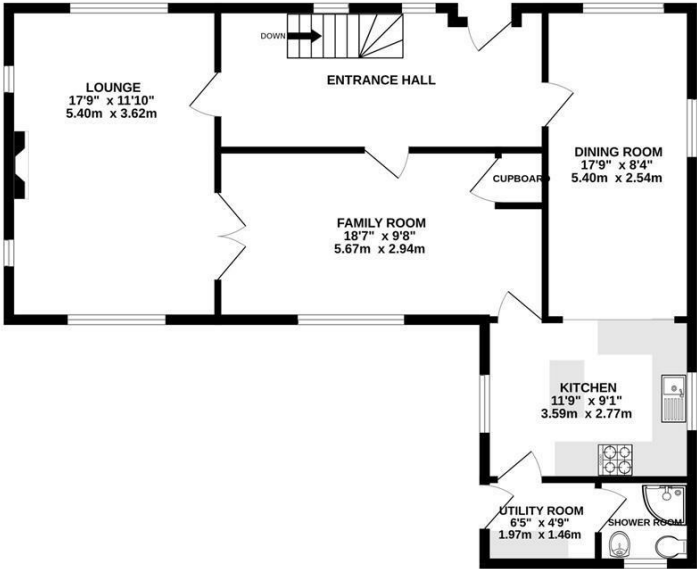
Key Points and Features

- 4 Bedrooms
 - Lounge
 - Family Room
- 3 Bathrooms
 - Kitchen
 - Utility Shower Room
- Entrance Hall
 - Dining Room
 - Gardens



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	75

Location

Bramley is a village to the north of Basingstoke and benefits from a railway station to Reading and London Paddington, convenience store, bakery, infant school, Sherfield School and Daneshill School, doctors surgery and a public house. There are many country walks, historic sites to visit along with golf courses and numerous pubs. More extensive town centre shopping is a short drive away in Basingstoke, with Festival Place and retail parks.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

Band F

Viewing Arrangements

Strictly by appointment with Barons Estate Agents.

Extras Service

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.