

**sansome
& george**

8 Pigeons Close, Bramley

Guide Price **£625,000**

8 Pigeons Close

Bramley

Sansome & George – This impressive four-bedroom detached home offers spacious and flexible accommodation, ideal for modern family living. Upon entering, you are welcomed by a generous entrance hall. The well-appointed kitchen is thoughtfully designed, providing ample storage and workspace. The bright and inviting living room connects seamlessly with the dining room, creating an excellent space for both everyday family life and entertaining. A convenient downstairs W.C. is positioned close to the main living areas, while the delightful sunroom provides valuable additional living space, filled with natural light and ideal for relaxing, dining or use as a home office. Upstairs, the principal bedroom benefits from its own en-suite shower room, with three further bedrooms served by the family bathroom. Outside, the property benefits from a large front garden. To the rear is a private, partially walled garden with a useful shed. Further benefits include a double garage, providing secure parking and useful additional storage. This well-maintained home combines space, practicality and versatility, making it an appealing choice for buyers seeking a substantial family home in a desirable location. Early viewing is highly recommended to appreciate the accommodation and outside space on offer.

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







8 Pigeons Close

Bramley, Tadley

- 4 Bedroom detached home
- Kitchen
- Living room, dining room
- Sunroom
- Entrance Hall, Downstairs W.C
- Bedroom 1 with En-suite
- 3 Further Bedrooms, Bathroom
- Double Garage and Garden
- Front garden and private, partially walled rear garden



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1588 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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