

Belvoir

Because property is personal with...

Sandy Lane, Pamber Heath

Guide price £850,000

4 2 2

Key Features

- Four bedroom detached house
- Large grounds
- Large outbuiding
- Double garage
- Large gated driveway
- Presented in good order throughout
- EPC rating TBC
- Freehold















Occupying a substantial plot in a delightful non-estate position, this impressive four-bedroom detached family home offers an excellent combination of spacious accommodation, extensive gardens and a semi-rural setting, whilst remaining conveniently positioned for local amenities and the beautiful surrounding countryside, including nearby Pamber Forest.

The property occupies a particularly generous footprint, with extensive gardens extending to the side and rear of the house. Predominantly laid to lawn, the grounds provide considerable outdoor space, with established landscaping, a patio area and raised decking immediately adjoining the rear of the property.

Approached via a gated entrance, the property benefits from a substantial driveway providing off-road parking for multiple vehicles. To the front of the house is an attached double garage of block construction, complete with power and an up-and-over garage door.

External access is available around the side of the property, where a pathway slopes down towards the main lawned gardens. The grounds also accommodate a particularly substantial detached outbuilding, providing excellent versatility for a variety of uses, including a home gym, workshop, hobbies room or additional recreational space, subject to any necessary consents.

Internally, the property offers extensive and versatile accommodation arranged over two floors, with a layout particularly well suited to family living.

The ground floor includes a spacious split-level lounge, enjoying a dual aspect and excellent natural light, together with a separate dining room providing a dedicated space for family meals and entertaining. The kitchen/breakfast room offers generous accommodation for everyday family use, complemented by a separate utility room and ground-floor cloakroom.

To the first floor, the accommodation continues with four generously proportioned double bedrooms, providing excellent flexibility for larger families or those requiring home-working space. The principal bedroom benefits from an en-suite bathroom, whilst the remaining bedrooms are served by a substantial family bathroom featuring both a bath and separate double shower.

One of the property's most appealing features is undoubtedly its outside space. The gardens extend a considerable distance from the rear of the house, with additional grounds to the side, creating a wonderful sense of openness and privacy. The combination of lawned areas, established planting, patio, raised decking and substantial outbuilding provides considerable flexibility for outdoor entertaining, family









activities and hobbies.

Prospective purchasers should be aware that the grounds include sloping sections and pond features, which should be considered when viewing the property.

It should also be noted that the grounds originally formed part of the Englefield Estate and are subject to an overage covenant. Further information regarding the terms of this covenant is available upon request.

Location - Tadley and Surrounding Countryside

The property enjoys a desirable semi-rural position within the Sandy Lane area of Tadley, offering an attractive balance between countryside surroundings and convenient access to everyday amenities.

Nearby Pamber Forest provides extensive opportunities for walking and outdoor recreation, whilst the surrounding countryside and neighbouring villages contribute to the area's rural appeal.

Tadley offers a range of shops, supermarkets, schools, leisure facilities and other everyday services. The larger centres of Basingstoke, Reading and Newbury are also within convenient reach, providing more comprehensive shopping, employment and leisure opportunities.

Road connections include access to the A340 and surrounding routes, whilst mainline railway

services from nearby stations provide connections towards London and other major destinations.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity checks on all prospective buyers

















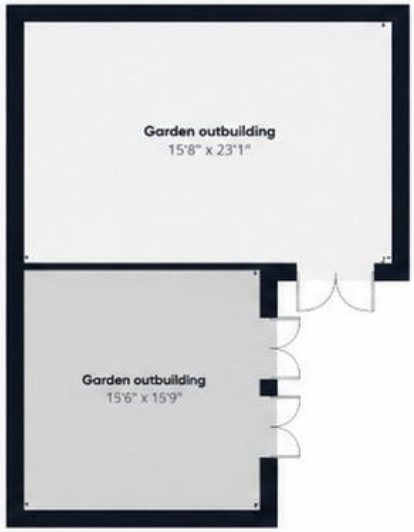




Floor 0 Building 1



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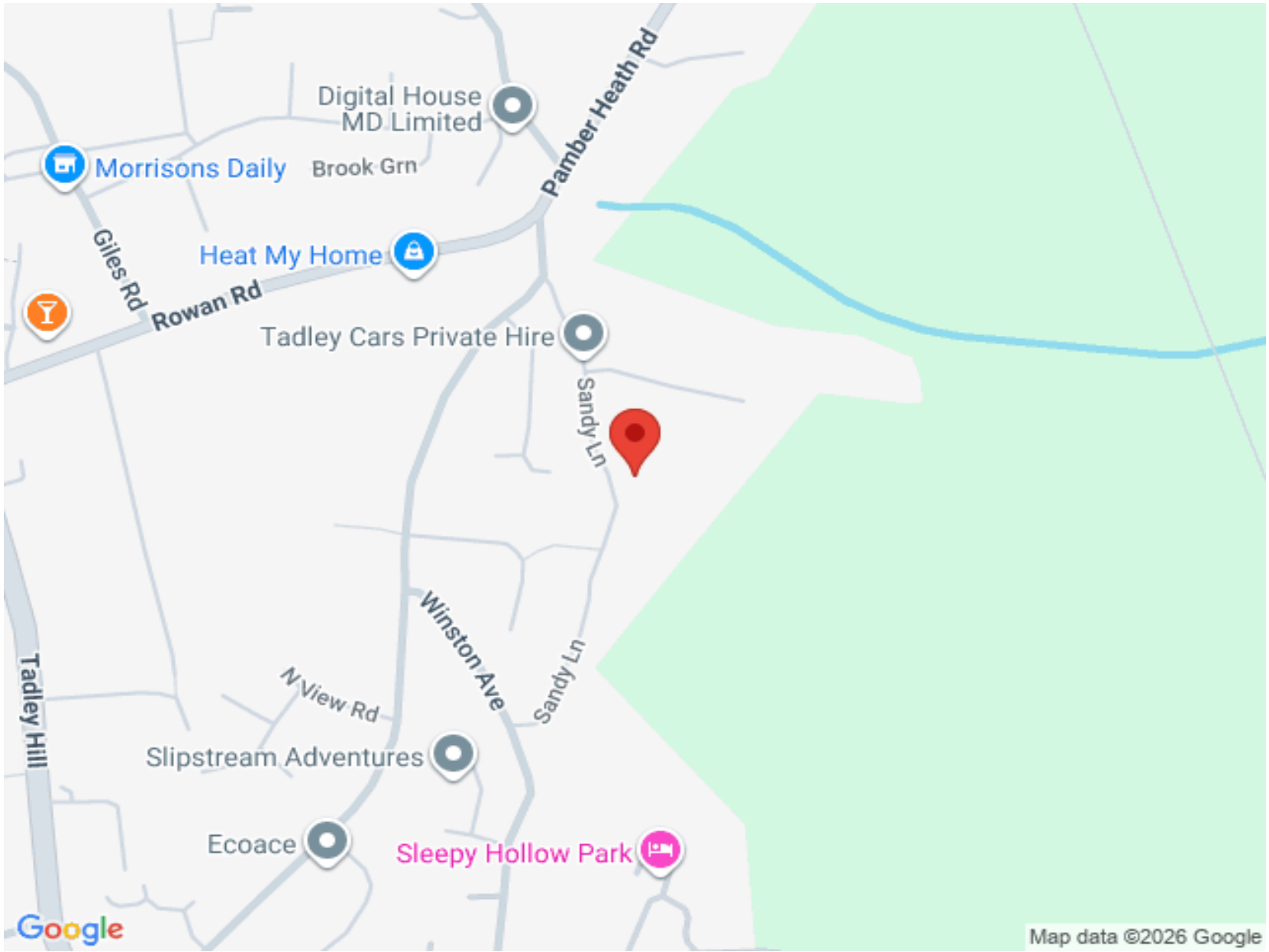
Approximate total area(1)

2539 ft²

(1) Excluding balconies and terraces

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

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