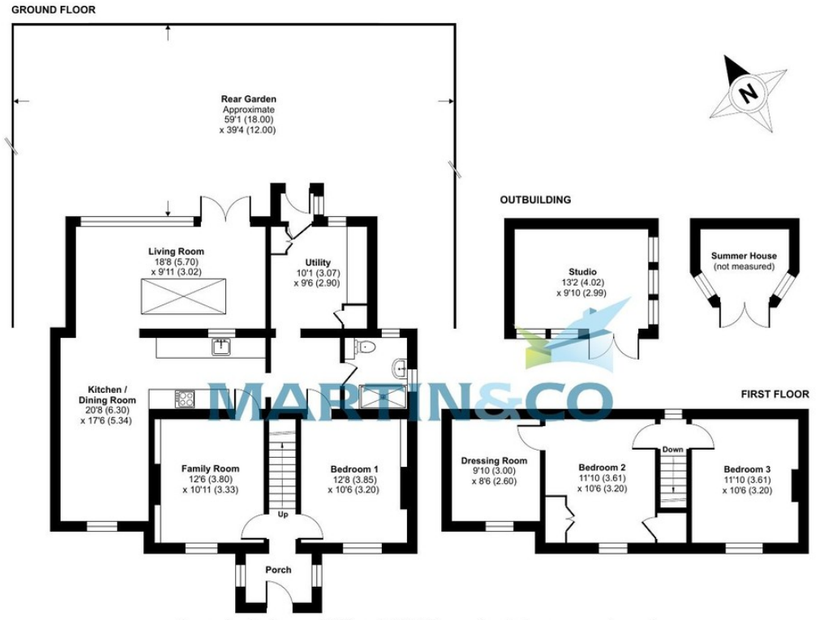



Approximate Area = 1417 sq ft / 131.6 sq m (excludes summer house)
Outbuilding = 129 sq ft / 11.9 sq m
Total = 1546 sq ft / 143.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Martin & Co. REF: 1510170








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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, seller(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.

The Property Ombudsman

## Burney Bit, Pamber Heath, RG26 3TJ

3 Bedrooms, 1 Shower Room, Detached House

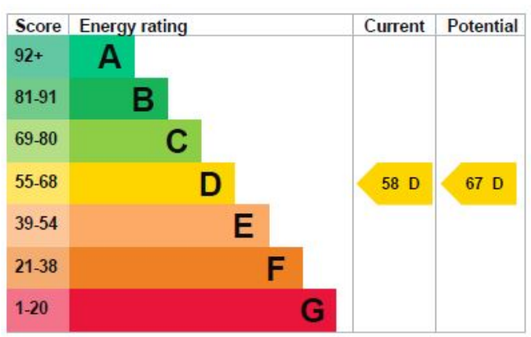
## Asking Price of £549,950



# Pamber Heath

## Asking Price of £549,950

- Three/Four Bedrooms
- Downstairs Shower Room
- Reception Room with Lantern Roof
- Garden
- Allotment Area in Garden
- Driveway Parking for Several Cars
- Double Sided Log Burner
- Summer House




A delightful three/four bedroom cottage-style property, offering a wonderful blend of traditional charm, character and practical family living. The property boasts a range of charming features that create a warm, welcoming and homely atmosphere throughout. The accommodation comprises three well-proportioned bedrooms, with the option of a fourth bedroom or versatile additional reception space, depending on individual requirements. Character features and the cosy feel of the home make this an appealing property for those looking for something with a little more charm and individuality.

Externally, the property benefits from a generous-sized garden, complete with a patio area directly outside the patio doors, two summer houses and a useful allotment area. The garden provides an excellent space for relaxing, entertaining and enjoying the outdoors. There is also a large front driveway, providing off-road parking for several vehicles.

PORCH Tiled flooring and side-aspect windows.

FAMILY ROOM 12' 6" x 10' 11" (3.81m x 3.33m) A welcoming reception room/family room with a front-aspect window, log burner, fitted carpet, radiator and built-in cabinets.

KITCHEN / DINING AREA 20' 8" x 17' 6" (6.3m x 5.33m) A characterful galley-style kitchen fitted with a range of eye and base-level storage units, Belfast-style sink, double Bosch oven, four-ring gas hob, built-in under-counter freezer and space for a under-counter fridge. Further benefits include tiled flooring and radiator leading into a dining area / reception area.

An open-plan reception space leading from the kitchen, featuring a front-aspect window, log burner, radiator and fitted carpet.

LIVING ROOM 18' 8" x 9' 11" (5.69m x 3.02m) Bright and versatile reception room featuring a large bright lantern roof, fitted carpet and radiator, with double doors opening directly onto the garden.

SHOWER ROOM Fitted with a dual-aspect windows, shower enclosure, low-level WC, wash hand basin, radiator and tiled flooring.





UTILITY ROOM 10' 1" x 9' 6" (3.07m x 2.9m) A spacious and bright utility room. The room features tiled flooring, rear aspect window, wine rack, basin, and space for a fridge freezer, washing machine and tumble dryer. The room also houses the gas boiler, alongside a useful storage cupboard with tank and shelving, as well as a separate pantry cupboard offering additional storage. A rear door leads into a porch-style area with more shelves, complete with a stable-style door providing convenient direct access to the garden.

BEDROOM ONE 12' 8" x 10' 6" (3.86m x 3.2m) A versatile room which can be used as either an additional reception room or bedroom, featuring a front-aspect window, feature fireplace, fitted carpet, radiator and built-in cupboard.

LANDING
Leading to bedroom with rear aspect window and fitted carpets.

BEDROOM TWO 11' 10" x 10' 6" (3.61m x 3.2m) A spacious double bedroom benefiting from double built-in wardrobes, an additional single built-in cupboard providing further storage, radiator and fitted carpet. The room also provides access to an adjoining bedroom/dressing room.

DRESSING ROOM / BEDROOM FOUR 9' 10" x 8' 6" (3m x 2.6m) Featuring a front-aspect window, fitted carpet and radiator.

BEDROOM THREE 11' 10" x 10' 6" (3.61m x 3.2m) A further double bedroom with front-aspect window, fitted carpet, radiator and feature fireplace.

OUTSIDE
FRONT GARDEN / DRIVEWAY A spacious front driveway, with gravel parking for several vehicles. Benefiting from a paved pathway that runs from the drive to the front door.

REAR GARDEN
A spacious and well-arranged garden, offering a fantastic outdoor space to relax, entertain and enjoy throughout the year. With a variety of areas to sit and unwind, the garden provides a lovely sense of space and versatility, making it ideal for those who enjoy spending time outdoors or gardening. The garden also features a raised pond. Directly outside the patio doors is a large patio area, providing the perfect setting for outdoor dining, entertaining guests or simply sitting back and enjoying the garden. The garden further benefits from two summer houses, two sheds (one with electric), a coal bunker and dedicated log storage. A pathway leads towards the rear of the garden, where there is a generous sized enclosed allotment area, ideal for keen gardeners and those looking to grow their own fruit, vegetables or plants. Steps lead up to a further concrete area, which benefits from an additional small storage shed, providing useful extra storage space.

KEY FACTS FOR BUYERS Tenure: Freehold
Council Tax Band: E
Basingstoke and Deane
EPC Rating: D
Driveway Parking
Mains Water, Gas and Electric

PERSONAL INTEREST: In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is a relative of an employee of Martin & Co Basingstoke and is therefore a connected person as defined by the Act.



