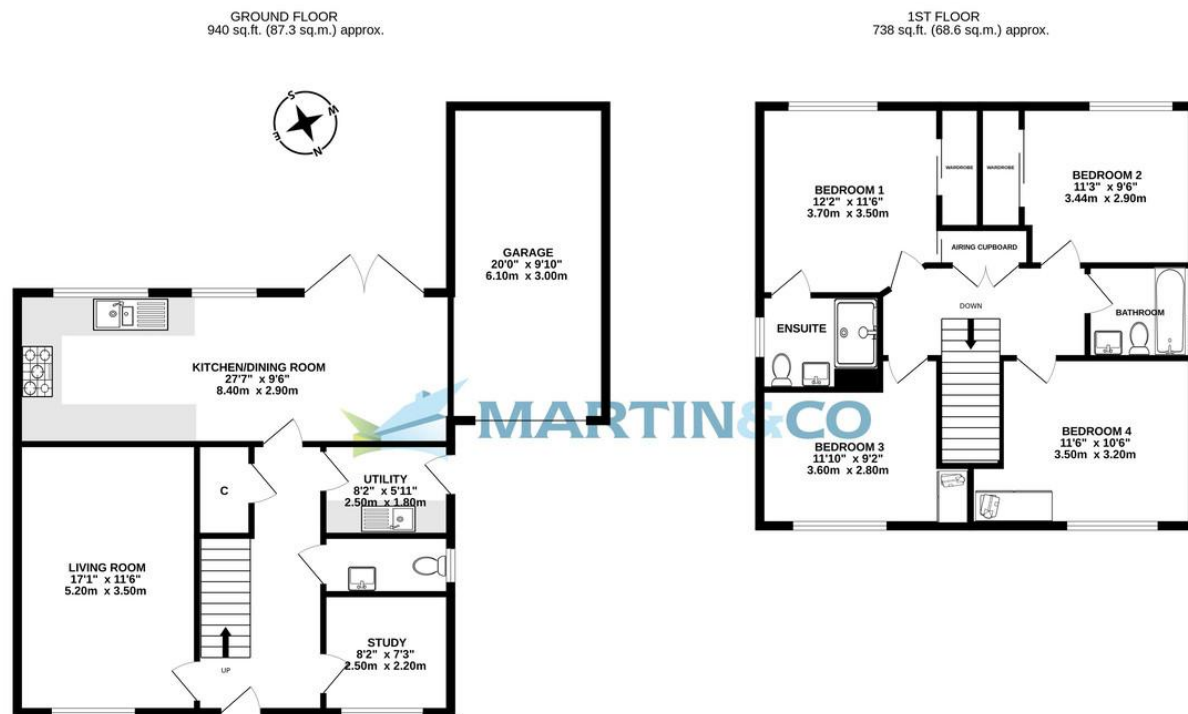




TOTAL FLOOR AREA: 1678 sq.ft. (155.8 sq.m.) approx.

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.



FOR SALE

Centenary Fields, Bramley, RG26 5GU

4 Bedrooms, 2 Bathrooms, Detached House

Asking Price Of £650,000





Bramley

Asking Price Of £650,000

Council Tax band: F

- Four Generously Sized Bedrooms
- Spacious Kitchen/living/dining room with bi-fold doors
- Two additional reception rooms – ideal for home office or playroom
- Utility room and ground floor cloakroom

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		

Charming 4-bed family home in Bramley's Centenary Fields, close to local amenities & transport links. Large kitchen/dining area, cozy study, underfloor heating, private driveway with an electric port & a good-sized garden with patio & meadow views. A pet would be considered for this family home

Located on a peaceful no-through road in the popular Hampshire village of Bramley, this well-presented four-bedroom detached family home offers modern living, generous space, and countryside views to the front. Built in 2019, the property is part of a small, high-quality development and is ideally suited to families or professionals seeking a well-connected village location.

The ground floor features a welcoming entrance hall with underfloor heating and built-in storage, a spacious dual-aspect living room with views over open green space, and a separate study or snug. The standout feature is the open-plan kitchen/dining room, complete with integrated appliances, a breakfast bar, and bi-folding doors opening onto the rear garden. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, there are four generously sized bedrooms, including a main bedroom with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are all doubles and share a well-appointed family bathroom. Additional storage is provided via a large landing cupboard.

Outside, the south-facing rear garden is fully enclosed and ideal for families or entertaining, with a spacious patio, lawned area, and side access. To the front, the home benefits from driveway parking for two cars, a detached garage with power and lighting, and an electric vehicle charging point.

Bramley offers a superb blend of rural charm and commuter convenience, with a primary school, bakery, village shop, pub, and mainline train station all within walking distance. Basingstoke, Reading, the M3, and M4 are all easily accessible, and London Paddington or Waterloo can be reached in under an hour.

This is a fantastic opportunity to secure a modern, low-maintenance



home in a desirable location. Early viewing is highly recommended.

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, built in fridge/freezer, integrated double oven, 5 gas burner, integrated 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 1 12' 1" x 11' 5" (3.7m x 3.5m) Rear aspect window, carpet, radiator, built in wardrobes 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 2 11' 3" x 9' 6" (3.4421m x 2.9m) Rear aspect window, carpet and radiator, built in wardrobes



BEDROOM 3 11' 9" x 9' 2" (3.6m x 2.8m) Front aspect window, carpet and radiator.

BEDROOM 4 11' 5" x 10' 5" (3.5m x 3.2m) Front aspect window, carpet and radiator.

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. There is an electric car charging port

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

Key Facts for Buyers
Tenure: Freehold
Council Tax Band: F – Basingstoke & Deane Borough Council
Energy Performance Rating: B
Garage and Driveway Parking
Annual Estate charge £250 Approx

