



Burlington Way, Bramley, Tadley, RG26 5GG
Guide Price £600,000



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CHEQUERS are pleased to offer this exceptionally well presented detached home on a small development close to the centre of this popular village, conveniently located to the local nursery and primary school. The property requires an internal inspection to fully appreciate the high specification throughout, combined with the well balanced accommodation including cloakroom, sitting room, study/family room, high spec luxury kitchen/breakfast room, four bedrooms, luxury en-suite shower room and family bathroom. Further benefits include ample parking, garage and a professionally landscaped garden enjoying a high level of privacy.

ENTRANCE HALL:

Stairs to first floor, radiator with feature cover.

CLOAKROOM:

Refitted suite comprising low level w.c., wash hand basin with mixer tap and cupboard below, tiled surrounds.

SITTING ROOM:

19'7" x 12'2" (5.97m x 3.71m)

Front aspect, double glazed square bay window with fitted plantation shutters, elegant limestone feature fireplace with bespoke craftsman built cupboards to side and Tv unit, radiator with feature cover, inset spotlights.

STUDY/FAMILY ROOM:

10'2" x 8'2" (3.10m x 2.49m)

Front aspect, double glazed window with fitted plantation shutters, Sharps built in display with shelving/ bookcase and generous cupboards below, radiator with feature cover.

KITCHEN/BREAKFAST ROOM:

25'2" x 11'2" max (7.67m x 3.40m max)

Rear aspect, refitted and finished to a high specification, eye and base level units, quartz work surfaces with inset bowl, fitted induction hob with extractor over, Neff built-in oven and microwave with cupboards above and below, integrated dishwasher and washing machine, feature wall to wall built-in unit with dedicated Tv area, storage cupboards and additional utility storage , cupboard to side housing boiler, inset spotlights, radiator with feature cover, twin French doors directly onto the patio area of rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR:

Access to loft space, airing cupboard.

MASTER BEDROOM:

12'6" x 12'1" (3.81m x 3.68m)

Front aspect, twin double glazed windows with blinds, radiator with feature cover, door to -

EN-SUITE SHOWER ROOM:

Refitted and comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, heated towel rail, spotlights, double glazed window.

BEDROOM TWO:

14'11" max x 9'5" max (4.55m max x 2.87m max)

Rear aspect, double glazed window, radiator, built-in wardrobe with shelving to the side.

BEDROOM THREE:

10'7" x 9'1" (3.23m x 2.77m)

Rear aspect, built in wardrobe, double glazed window, radiator with feature cover.

BEDROOM FOUR:

10'2" max 6'8" max (3.10m max 2.03m max)

Front aspect, double glazed window, range of built-in wardrobes , radiator with feature cover.

FAMILY BATHROOM:

9'1" x 6'2" (2.77m x 1.88m)

4 piece suite comprising panel enclosed bath with mixer tap, shower cubicle, wash hand basin, low level w.c., chrome heated towel rail, tiled surrounds, vanity cupboard, spotlights.

GARDENS:

To the front of the property is a well maintained landscaped garden, block paved driveway leading to garage, feature slate area with mature hedging and trees, side gate access. To the rear of the property is a private landscaped garden, feature porcelain patio with retaining wall leading to further raised patio area, attractive mature flower and shrub borders, garden shed, outside tap, outside light.

GARAGE:

Attached garage with up and over door, light and power.

AGENTS NOTE:

We have been advised there is a maintenance charge on the development of £441.00 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

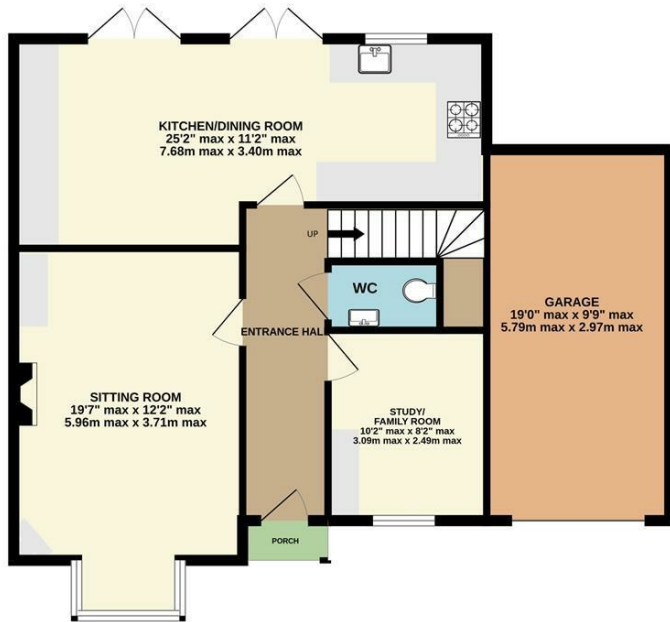
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

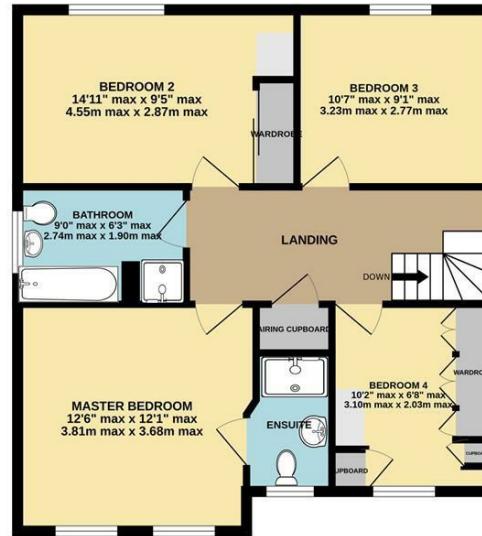
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1546 sq.ft. (143.6 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



