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Centenary Fields, Bramley

Belvoir

Guide price £725,000



Key Features

- Four bedroom detached house
- Large plot
- Potential to extend subject to permissions
- Village setting
- Approximately 5 years old
- 5 years remaining on NHBC house warranty
- EPC rating B





Occupying a wonderful corner position overlooking surrounding fields to the front, Centenary Fields is a beautifully presented four bedroom detached family home constructed approximately five years ago and offering spacious modern accommodation within one of Bramley's most desirable residential settings.

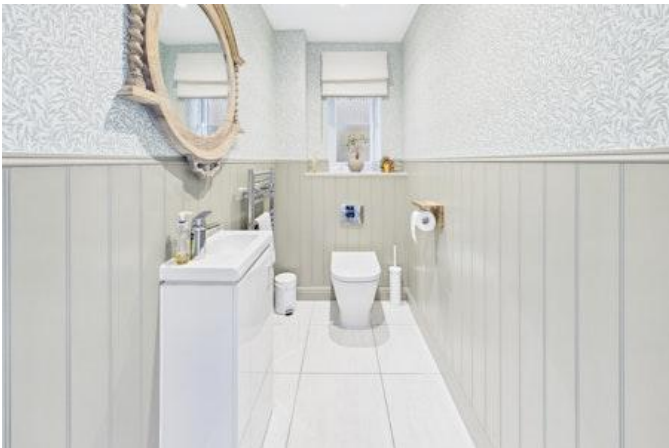
The property immediately stands out due to its attractive position within the development, enjoying open views to the front which create a far more open and countryside feel than many modern homes. The location is ideal for those looking to enjoy village living with nearby countryside walks, a local nature reserve to the rear of the development and easy access to the many amenities Bramley has to offer.

The frontage is a real feature of the home with an unusually large front garden beautifully stocked with established David Austin roses and mature planting, creating colour and character throughout the year. The plot is larger than average and offers excellent versatility, with the current layout providing extensive driveway parking together with a single garage, electric car charger and side access to the garden and utility room. The scale of the frontage is a stand out feature and would also allow for additional parking if desired, subject to any relevant permissions.

Internally, the property is presented in excellent order throughout with bright and spacious accommodation designed perfectly for modern family life. The entrance hallway provides access to the first floor with stairs rising centrally through the home. Positioned to the front is a generous office space ideal for home working together with a spacious living room filled with natural light and centred around a feature log burner.

To the rear of the property is an impressive kitchen breakfast room forming the heart of the home. Finished in a modern style with extensive worktop and storage space, the room comfortably accommodates formal dining and entertaining with feature overhead lighting and bi-fold doors opening directly onto the rear garden. The connection between the internal accommodation and outside space works particularly well for families and social occasions alike. Accessed from the kitchen is a separate utility room with side access to the driveway together with a ground floor cloakroom.

The first floor benefits from a spacious galleried landing with feature window creating a bright and airy feel. There are three generous double bedrooms together with a well proportioned single bedroom. The principal bedroom enjoys a spacious and modern en-suite complete with a full sized







bath and separate shower whilst the family bathroom is also finished to a modern standard and presented beautifully. An additional en-suite and all bathroom facilities throughout the home have been exceptionally well maintained and remain in excellent decorative order.

Externally, the rear garden is both wide and deep and has been thoughtfully landscaped to create a wonderful family environment. Predominantly laid to lawn, the garden also benefits from feature patio areas, raised planters, planted borders and multiple seating areas positioned to enjoy different aspects of sunlight throughout the day. The overall size of the plot also creates excellent future extension potential subject to the relevant planning permissions.

Bramley remains one of the most sought after villages in the area, combining countryside surroundings with excellent convenience and transport links. The village offers a range of local amenities including pubs, cafes, convenience stores, schooling and everyday services whilst Bramley railway station provides direct links to both Reading and Basingstoke. From Reading there are excellent connections into London Paddington whilst Basingstoke offers direct services into London Waterloo.

The surrounding countryside, nearby nature reserve and numerous walking routes make the



location especially appealing for dog owners, families and those looking to enjoy outdoor living. Bramley is also well known for its strong community atmosphere with local events, village fêtes and recreational facilities contributing to the charm of the area.

Properties of this quality and position rarely become available and viewing is highly recommended.

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 Rowberry Morris Solicitors or Juno. 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 verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





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Floor 0

Approximate total area⁽¹⁾

1753 ft²



Floor 1



(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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