



Centenary Fields Bramley Hampshire RG26 5GU

Winkworth



Centenary Fields

Bramley, Hampshire RG26 5GU

Accommodation

Entrance hall
Living room
Study
Kitchen/dining room
Utility room
Cloakroom
Four bedrooms
En-suite bathroom
Family bathroom
Garage with kitchen area and toilet
Garden

Description

A substantial four bedroomed detached family home that has a stylish modern interior including an impressive kitchen/diner with tri-fold doors out to the rear garden.

The house is situated in the popular village of Bramley, which has its own railway station with services into Basingstoke and Reading, making this a great location for the commuter.

The house has a central hallway and off to the left is the living room with a feature fireplace and across the hallway is the study. Continuing along the tiled hall there is a large downstairs cloakroom and two understairs storage cupboard.

Double doors lead into the modern kitchen/dining room, which has been fitted with attractive shaker style units complemented with light coloured worksurfaces. There is an inset gas hob with overhead extractor and a 1½ bowl sink unit together with a range of integrated appliances. Tri-folding doors offer plenty of natural light and easy access into the garden to enjoy the outside space.

There is a utility room off the kitchen with a door out to the garage and side access.

Heading upstairs, there are four double bedrooms and three of these have fitted wardrobes.

There is an ensuite bathroom to the master bedroom and the family bathroom has a white suite.

Externally, there is a good size garden to the rear, which is enclosed with a combination of brick walls and fencing. A large, paved terrace adjoins the back of the house with a lawn beyond and well stocked flower and shrub beds.

Parking is good here with a double width block paved driveway leading to the single garage at the side. There is an electric car charging point.

There is an estate charge which the vendor states as being £133 per year, however this will need to be verified by solicitors.



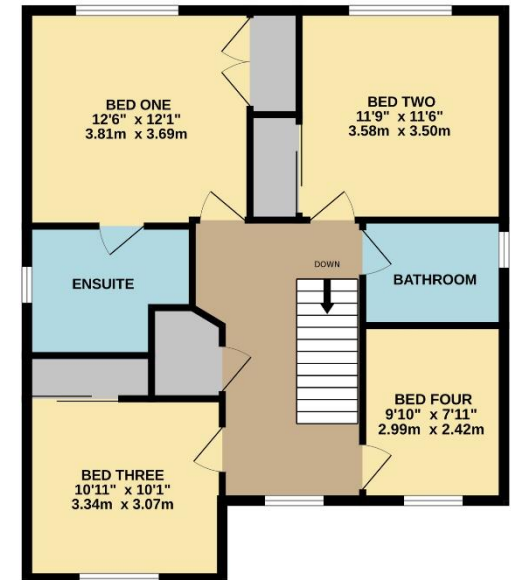
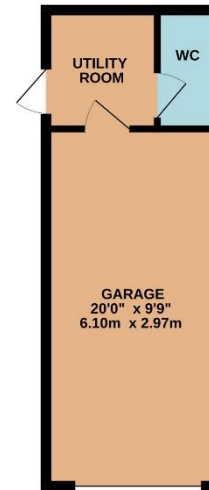
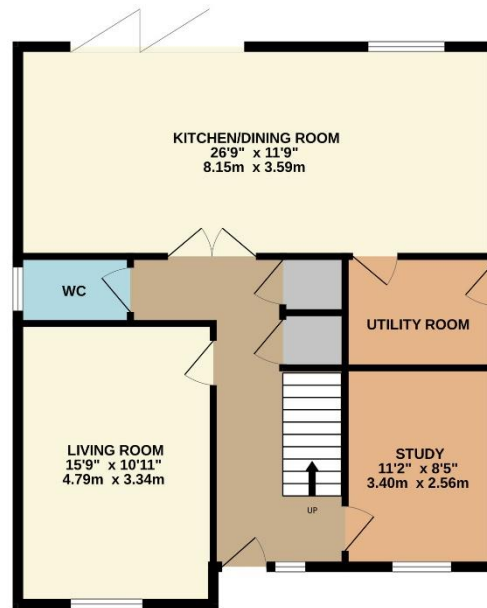
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GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	84	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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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