



Strawberry Fields, Bramley, Tadley, RG26 5QF  
**Guide Price £460,000**





## Strawberry Fields, Bramley, Tadley, RG26 5QF

CHEQUERS are pleased to offer for sale this extended semi-detached home set on a generously sized corner plot in the village of Bramley, within easy access of local amenities and train station. The property offers flexible accommodation including lounge, modern kitchen/dining room, family room/bedroom 4 with en-suite shower room on the ground floor. There are three further bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, radiator heating, ample parking and a garden enjoying a private aspect. Viewing is essential to appreciate all on offer. (draft particulars - awaiting vendors approval).

### ENTRANCE PORCH:

Radiator, cloaks hanging space.

### LOUNGE:

18' x 15' (5.49m x 4.57m)

Front aspect double glazed window, wall mounted heating thermostat, access to kitchen, door to -

### FAMILY ROOM/BEDROOM 4:

17'5" max x 8'6" max (5.31m max x 2.59m max)

Front and side aspect, double glazed windows, radiator, door to storage room, door to -

### EN-SUITE SHOWER ROOM:

White suite comprising shower cubicle, wash hand basin, low level w.c., chrome heated towel rail, wall mounted boiler, double glazed window.

### STORAGE ROOM:

Rear aspect, door to rear garden.

### KITCHEN/DINING ROOM:

14'5" x 13'11" max (4.39m x 4.24m max)

Rear aspect, double glazed French doors to garden, range of eye and base level units, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, peninsular breakfast bar, integrated dishwasher, appliance space, spotlights, radiator, wooden flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, double glazed window.

### BEDROOM ONE:

13'1" max x 8'5" (3.99m max x 2.57m)

Front aspect, double glazed window, access to loft space, spotlights.

### BEDROOM TWO:

10'2" max x 8'1" max (3.10m max x 2.46m max)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

8'10" x 6'6" (2.69m x 1.98m)

Front aspect, double glazed window, radiator.

### BATHROOM:

6'7" x 5'8" max (2.01m x 1.73m max)

Rear aspect, double glazed window, panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, chrome heated towel rail, spotlights.

### GARDENS:

To the front of the property is block paving and a shingled area, side gate access. The garden to the rear enjoys a private aspect, block paved patio with raised slate borders leading to lawned area, garden shed, storage outbuilding,

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### COUNCIL TAX:

BAND D

### MONEY LAUNDERING REGULATIONS:

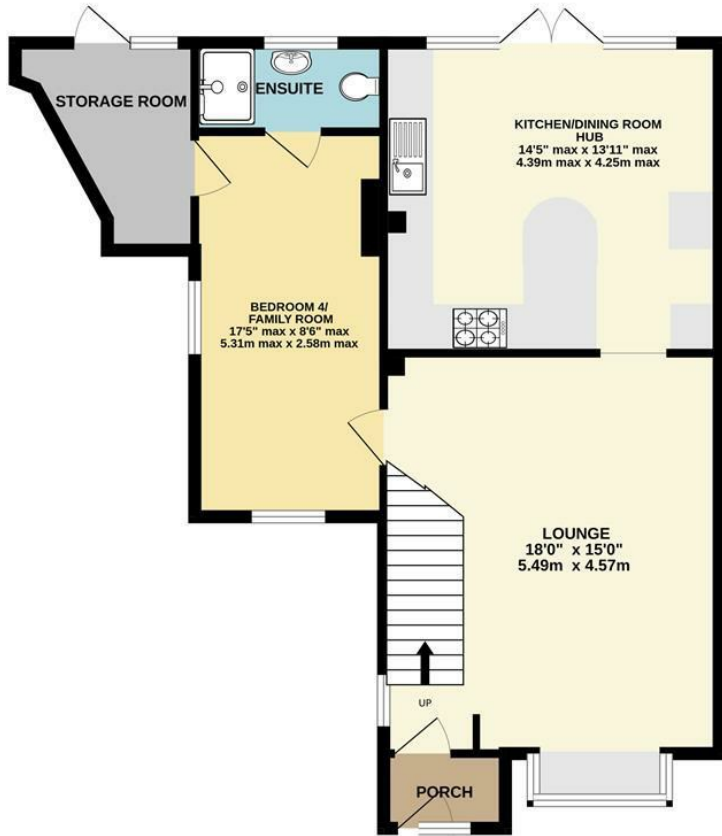
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

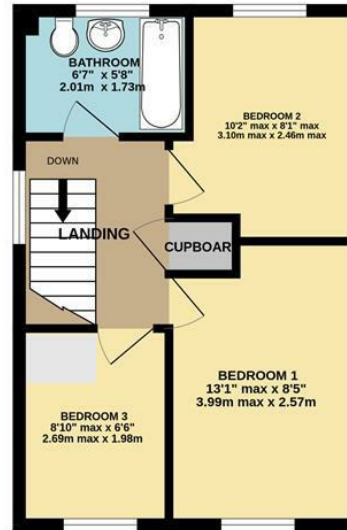
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



### 3 BEDROOM EXTENDED SEMI

TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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
73	77
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC	



