



Dix Hill Pamber Green Tadley Hampshire RG26 3AA

Winkworth



Dix Hill

Pamber Green Tadley RG26 3AA

Accommodation

Living room
Dining room
Kitchen/breakfast room
Shower/cloakroom
Utility room
Conservatory
Four bedrooms
En-suite and family bathrooms
Dressing/bedroom
Two bedroom annexe
Double garage with games room
1/3 acre gardens

Description

This substantial detached family home sits in an elevated plot of over 1/3 acre (0.38) with pleasant views out over Pamber Forest. It has good sized rooms throughout and benefits from a two bedroom attached annexe (ideal for elderly relatives, Airbnb or incorporation into the main house) and has a double garage with plenty of parking.

The location is good, being in a conservation area and close to retail facilities in Tadley and excellent rail links in Reading and Basingstoke.



The house is approached via a long driveway to a five bar gate that opens into the driveway and turning area with the large double garage directly ahead.

The front door to the main house leads into a small hallway with a door to the right opening into the dining room, which has an exposed brickwork feature chimney breast and access into the large twin aspect living room that has a log burner in one corner. French doors open into the conservatory that overlooks part of the garden.

To the rear of the house is the large kitchen/breakfast room, which is fitted with shaker style units complemented by polished granite worksurfaces. It has a gas fired Rayburn cooker and a separate electric oven. In keeping with the country feel it has attractive tiled flooring that leads through into the utility room, fitted to the same standard as the kitchen. Completing the ground floor is a shower room with a WC.

Heading upstairs there are four double bedrooms with the main bedroom having fitted wardrobes

(not shown on the floorplan) and an en-suite bathroom. There is also a family bathroom and a dressing room that could convert into a single bedroom.

The annexe is self contained and comprises an open plan kitchen/living room that has sliding doors into a conservatory. There is a wet room and two bedrooms with the main one having fitted wardrobes (not shown on the floorplan) and a built-in wardrobe – there is also a built-in wardrobe in the second bedroom.

Externally, the double garage has a hard standing to one side and an external staircase leading up to a games room above, which could have other uses such as a home office, studio or workroom.

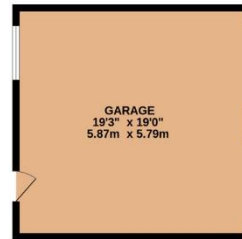
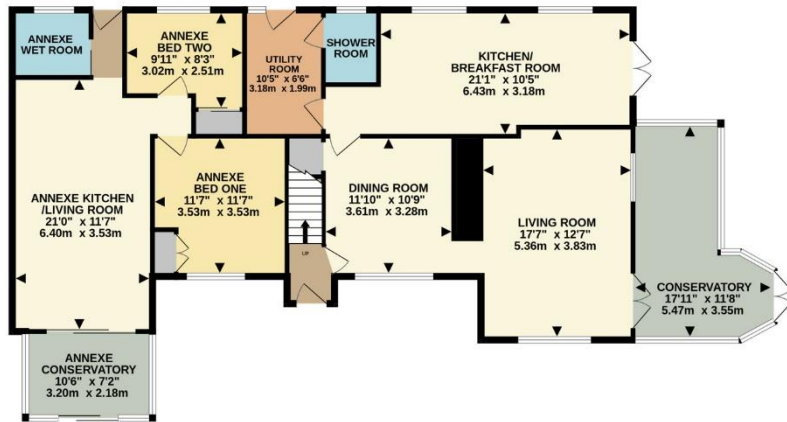
The gardens for this house have plenty of interest and offer a good degree of privacy. There are a number of lawned areas with mature hedges and shrub beds, a vegetable and fruit patch, fishpond and wildlife pond, timber shed and a substantial glass house measuring 13'9 x 7'9.



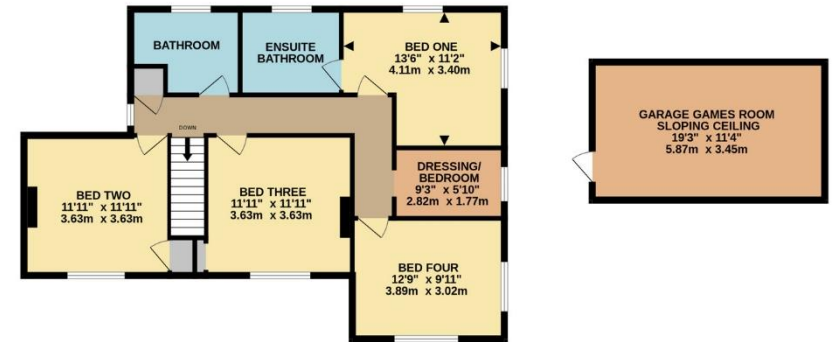
Dix Hill

Pamber Green Tadley RG26 3AA

GROUND FLOOR
1840 sq.ft. (170.9 sq.m.) approx.



1ST FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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.

Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	77
England, Scotland & Wales	EU Directive 2002/91/EC	

Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



See things differently.