



Pamber Heath Road Tadley Hampshire RG26 3TH

Winkworth



Pamber Heath Road Tadley

Hampshire RG26 3TH

Accommodation

Enclosed porch
Cloakroom
Living room
Kitchen/diner
Study
Utility room
Four bedrooms
Bathroom
Driveway parking
Gardens

Description

This four bedroom detached cottage has been extended to the rear to provide a large family home successfully balancing the original character with contemporary features and design.

It is conveniently located between the centre of Tadley with it's wide arrange of retail and leisure facilities and Tadley Common, which is an area of heathland perfect for walking and recreation.



The house has a large enclosed porch to the front with plenty of room to hang coats and leave boots.

A door leads into the living room, which has exposed ceiling beams and a log burner inset into a brick built fireplace with an oak mantle. There is open access into the stunning kitchen/diner – this has been fitted with shaker style units complemented by long marble worksurfaces, a butler sink and an integrated dishwasher and two fridges. Tri-folding doors draw in lots of natural light.

To the front of the house is a study area with an attractive exposed brickwork wall.

Completing the ground floor is the downstairs loo and a separate utility room, which has storage

units and plumbing for a washing machine.

Heading upstairs, there are four decent size bedrooms with the largest having a high vaulted ceiling with exposed beams.

The bathroom has a white Edwardian styled suite and has a bath with a shower and screen over and a wash basin inset into a marble topped cupboard unit.

Externally, the front garden is enclosed and is approached through double wooden gates with a gravel driveway providing parking for numerous cars.

To the rear the garden is relatively private, being enclosed with fencing and high hedges. There is a paved terrace off the back of the house with a lawn beyond.

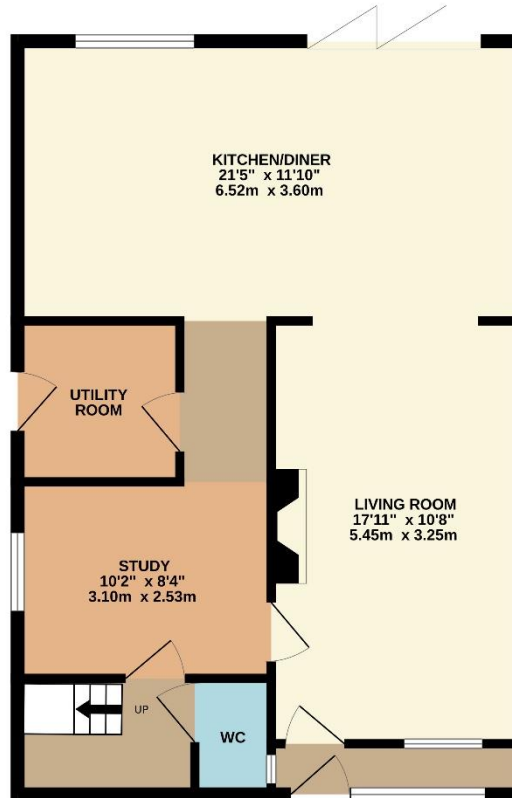


Pamber Heath Road

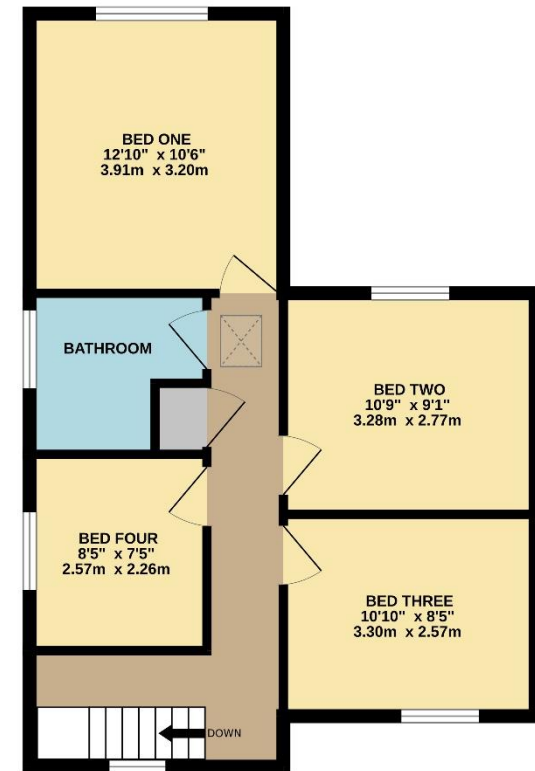
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| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



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