

Tall Trees, Pamber End, Hampshire





Tall Trees, Pamber End, Hampshire, **RG26**

Tall Trees is a stylishly designed detached four bedroom house, perfect for families. This modern home offers a desirable layout and is set in a semi rural and convenient location alongside open farmland.

Upon entering, the generously proportioned hall leads through to a dual-aspect sitting room, with a cosy log burner and French doors out to the south facing garden. The dual-aspect family kitchen leads into the utility room, providing access to both the integral garage (currently used as a gym) and the garden. Additionally, there is an office with views of the garden. A cloakroom completes the ground floor.

Ascending the stairs, the principal bedroom is triple aspect with far reaching open views over farmland and has a beautifully appointed en suite bathroom. There are three further bedrooms and a family bathroom on this level.

Property Information:

Services: Mains water, electricity and drainage. Oil-fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band G

Tenure Freehold

RG26 5QP [what3words///galaxies.wrist.playoffs](#)



Outside

The rear of the property reveals a attractive south-facing garden, with mature hedging and is mostly laid to lawn. Enhancing the outdoor space is a delightful patio accessible from both the utility and sitting room, creating an ideal setting for al fresco dining.

The house is set back from the road behind gates which open onto a brick block driveway, providing ample space for parking, which in turn leads to the single integral garage. There is an area of lawn to the front that wraps around the house to the side creating a delightful setting.

Situation

Situated in a convenient setting in the hamlet of Pamber End, with the renowned Priory Primary School and Queens College Arms public house. The house occupies a semi-rural setting, with The Vyne National Trust and Roman ruins at Silchester within easy reach and accessible countryside footpaths.

The neighbouring village of Bramley provides many local amenities, including a shop, bakery, school, church, doctors surgery and public house. More extensive facilities can be found in the nearby towns of Basingstoke, Newbury and Reading, all with mainline stations. There is also a branch line station in Bramley connecting Basingstoke and Reading.

Locally, there are a number of sort after-schools, both fee-paying and non-fee-paying.

Distances


Basingstoke 5 miles, (London Waterloo from 44 minutes), Newbury 13 miles (London Paddington from 51 minutes), Reading 15 miles (London Paddington from 23 minutes). M3 (J6) 5 miles, M4 (J11) 13 miles. All distances and times are approximate.

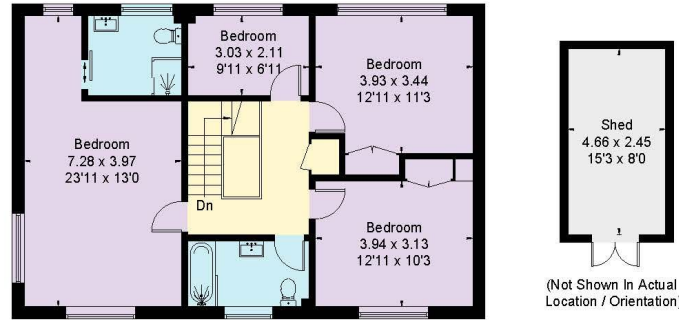




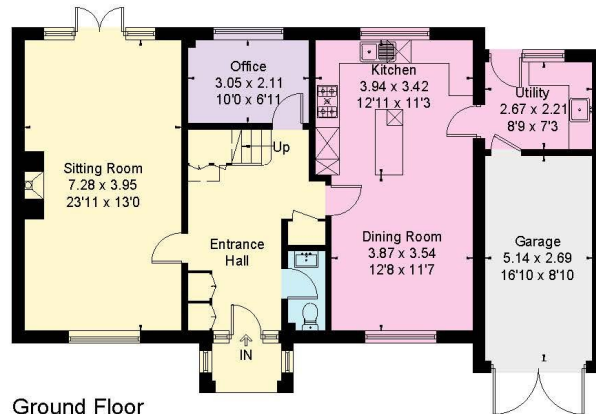
Approximate Area = 189.1 sq m / 2035 sq ft (Including Garage)
Including Limited Use Area (3.4 sq m / 36 sq ft)



 = Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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