



Cedarwood, Bramley



Stylish home overlooking open countryside

Built in 2010, this stylish home offers versatile accommodation of just over 2,500 sq ft.

The welcoming reception hall leads through to the stunning kitchen/family/ breakfast room, which forms the heart of the house. The kitchen is beautifully appointed, with a range of appliances and central island with breakfast bar. The kitchen leads through to the breakfast/family room with bi-fold and double doors out to the terrace and garden beyond.

The sitting room, with fireplace, has double doors out to the garden and further doors through to the dining room. Completing the ground floor is a study, utility room and cloakroom.

On the first floor, off the spacious landing, is the principal bedroom with en suite. There are three further double bedrooms, served by the family bathroom.

Outside, the property is approached through double gates onto a gravel driveway with ample parking, leading on to the double garage with store attached and separate four-bay carport.

Guide Price: £1,200,000



4



2



4



0.8
Acre

EPC

C





Garden

The rear gardens are most delightful and enjoy far reaching views over its own amenity land and countryside beyond. The formal gardens are predominantly laid to lawn, interspersed with various shrub beds. There is a terrace which runs along the rear of the property with various seating areas. Within the garden is a covered hexagonal pergola, ideal for al fresco dining and taking in the wonderful countryside views.

Available by separate negotiation, 0.8 acres of adjoining land with planning consent for a 3 bedroom dwelling of approx 201 sq m. Basingstoke & Deane Borough Council - Planning Ref No: 21/03224/FUL.





Mileages

Basingstoke 6 miles, Reading 13.5 miles, Newbury 15 miles, Branch line station in Bramley with services to Basingstoke & Reading (Reading station with services to London Paddington from 30 minutes and Heathrow Rail Air Link, London Waterloo via Basingstoke station from 44 minutes), M3(J6) 6 miles, M4(J11) 9 miles. All distances and times approximate.

Services

All mains services. Gas fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band F

Tenure Freehold

Postcode: RG26 5DG

Situation

Cedarwood is situated on the edge of the village of Bramley, adjoining open countryside. Bramley village includes a shop/post office, bakery, village hall, primary school, church, doctors surgery and public house. The nearby towns of Basingstoke and Reading have more extensive facilities.

Communications are excellent with a branch line station in Bramley connecting Basingstoke and Reading, with fast rail services serving London Waterloo and Paddington respectively. Both the M3 and M4 are within easy driving distance.

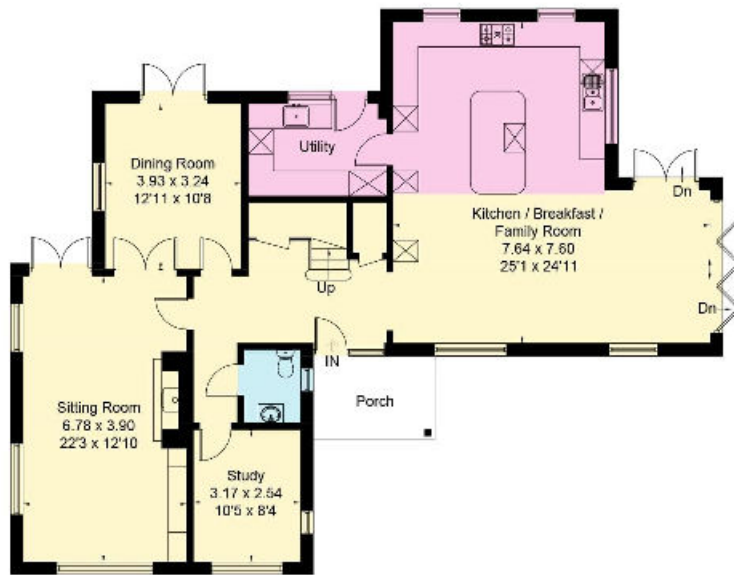
There are many good schools in the area including a primary school in the village. Independent schools nearby include Daneshill, Sherfield, St Neots, Bradfield College, Cheam, Lord Wandsworth and Elstree.

The surrounding countryside is delightful, throughout which are many public footpaths to enjoy.

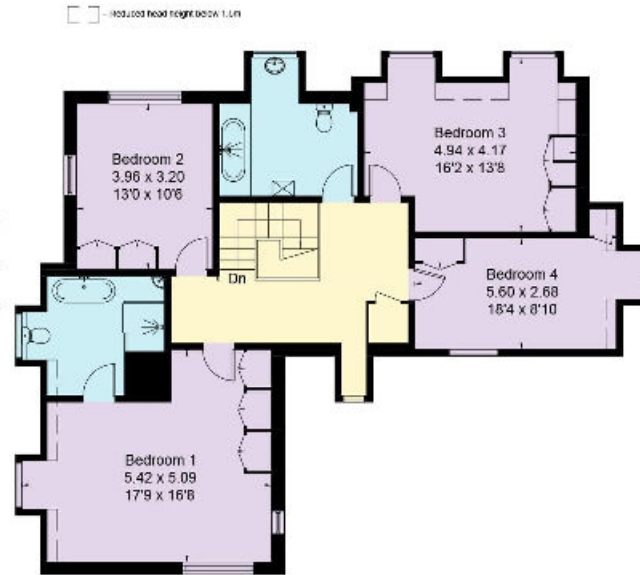




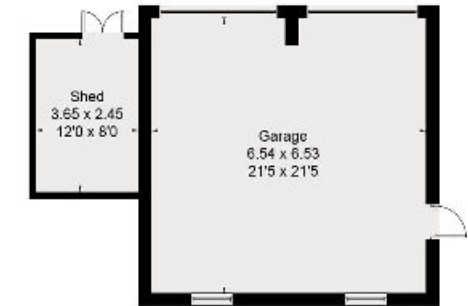
Approximate Gross Internal Floor Area
House 234.1 sq m / 2,520 sq ft
Garage 43 sq m / 463 sq ft
Total 277.1 sq m / 2,983 sq ft
(excluding carport/shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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