



**RESTHAVEN**

Pamber End, Hampshire

**RANDALLS**  
RESIDENTIAL



## RESTHAVEN, BRAMLEY ROAD, PAMBER END, NR BASINGSTOKE, RG26 5QP

- Basingstoke 4 miles
- Newbury 14 miles
- Reading 14 miles
- M3 J5 5 miles
- M4 J11 13 miles

Reception hall • sitting room • dining room • kitchen  
• three bedrooms • shower room. Garage and workshop  
• off-road parking • gardens • EPC Band E

### SITUATION

Resthaven is located in the hamlet of Pamber End which hosts the Queens College Arms public house and the ever popular The Priory primary school, just to the north of Basingstoke. In the nearby village of Bramley, there is a station, a bakery and a village shop and nearby Tadley has a sufficient range of facilities to cater to all day-to-day requirements. Basingstoke itself offers a comprehensive range of leisure, recreational and education needs, and the property is also within easy access of both Reading and Newbury.

Commuting is excellent with Junction 6 of the M3 being within a short drive at Basingstoke, and with the mainline station in Basingstoke providing fast and frequent services to London Waterloo from 45 minutes.

### THE PROPERTY

Resthaven is a detached chalet-style home with a big garden enjoying a semi-rural position with views over open farmland to the front. It is a fairly modest property requiring comprehensive modernisation but is positioned in a row of much larger properties, so although it would benefit from considerable remodelling it also offers great potential to substantially enlarge.

On the ground floor, the front door opens to the reception hall from which the staircase rises to the first floor. There are currently three rooms, two acting as reception rooms and one as a ground floor bedroom and a kitchen and shower room, both in need of replacing.

**A DETACHED CHALET STYLE FAMILY HOME WITH VACANT POSSESSION REQUIRING MODERNISATION BUT OFFERING ENORMOUS SCOPE TO REMODEL, EXTEND AND MODERNISE.**







On the first floor there are two further rooms providing a double bedroom and small single bedroom/boxroom. There are also extensive eaves cupboards on both sides.

For further details please refer to the floorplan.

### OUTSIDE

The property sits in a long rectangular plot with extends to about ¼ acre. To the front, the garden is level and enclosed and laid primarily to lawn. To one side, the drive provides parking and leads to the detached garage with adjoining workshop which is located in the back garden. This too is level and fully enclosed with a combination of fencing and hedging. It is laid primarily to lawn but there is ample scope to create a productive vegetable garden and there is a greenhouse and a useful shed.

## ADDITIONAL INFORMATION

**Local authority:** Basingstoke and Deane Borough Council

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


**Viewing:** By prior appointment through Randalls Residential on 01256 345635

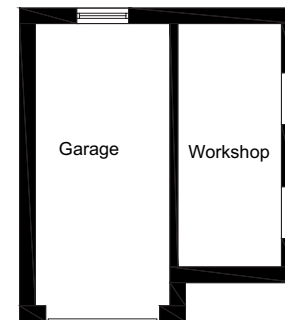
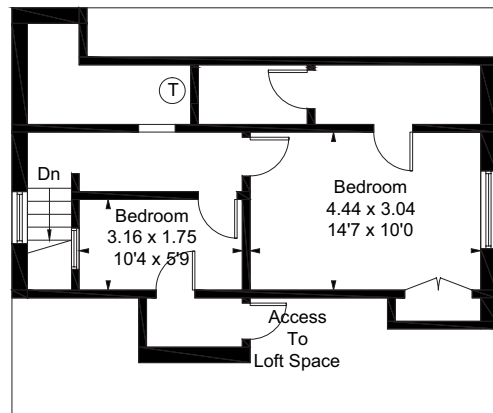
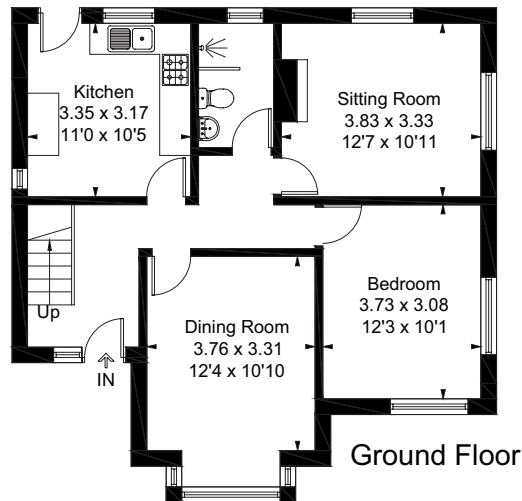
**Postcode:** RG26 5QP



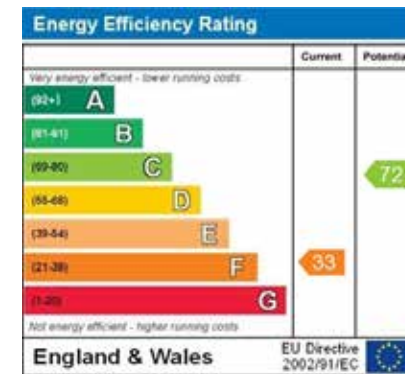
Approximate Area = 95.4 sq m / 1027 sq ft  
Including Limited Use Area (6.8 sq m / 73 sq ft)  
(Excluding Eaves & Outbuilding)



 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



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