





## JAYS HERN GREEN LANE PAMBER GREEN RG26 3AD

- Bramley Station 3.8 miles, Aldermaston Station 6.5 miles
- Tadley 2 miles
- Basingstoke Station 6 miles
- M4 (J13) 17 miles, M3 7.5 miles

Entrance hall · sitting room · dining room · study · kitchen/ breakfast room · utility room with WC · conservatory · principal bedroom with en suite bathroom · guest suite with en suite · four further bedrooms · three further bathrooms/shower room · driveway parking for multiple cars · large detached garage · single garage and store · extensive level gardens of approximately 1 acre · air source heated swimming pool · air source heat pump and solar panels · Energy Rating D

### SITUATION

Jays Hern is situated in a quiet lane in Pamber Green which sits on the southern outskirts of Tadley and is surrounded by open countryside with lots of open green spaces and recreational areas. Tadley offers various schools for all ages, shopping and leisure facilities including a swimming pool with newly constructed gym, Bishopswood Golf Course, Sainsburys supermarket, public amenities including library, doctors, dentists and regular bus routes to the larger town of Basingstoke, which gives access to a main line train station with links to London Waterloo. There is a good selection of both state and private schools in the area including The Priory Primary School, Daneshill, Cheam and Elstree preparatory schools and the colleges of Bradfield, Pangbourne and Wellington. Located within the triangle of Reading, Basingstoke and Newbury each offering a different shopping and leisure experience, major road links are also easily accessible with M3 and M4 motorways all within short driving distance.

**A SUBSTANTIAL PROPERTY LOCATED IN A NO THROUGH LANE SITTING IN PRIVATE LEVEL GROUNDS OF APPROXIMATELY 1 ACRE INCLUDING A SWIMMING POOL AND LARGE DETACHED GARAGE.**





## DESCRIPTION

Jays Hern is an incredibly spacious detached house with very flexible living accommodation. The property is currently laid out with 3 receptions off a central hall consisting of a study, dining room with direct access to the kitchen/breakfast room and the sitting room with open fire and French doors opening to the gardens. The kitchen/breakfast room has a range of eye and base level units, tiled floor, and a larder. Off this room there is a useful utility room with WC. The ground floor is completed with the principal bedroom with en suite bathroom and access to the conservatory, a guest bedroom with en suite and a double bedroom served by an adjacent shower room. On the first floor there are a further 3 bedrooms, 2 bathrooms plus a lounge area accessed via a separate staircase, providing an annexe.

## OUTSIDE

The property is approached up a gravel drive to a five bar gate leading to a substantial block paved parking area. There is a large garage off to the side with remotely operated roller shutter doors and a further single garage attached to the house. The gardens to the property are a particular feature being very private and level as well as being predominantly facing south. Within the garden there are a variety of mature shrubs and trees along with the heated swimming pool with patio surround and summerhouse.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Air source heat pumps and solar panels, mains water, electricity and drainage

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

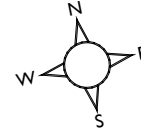
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Follow sat nav to RG26 3AD. Once on Green Lane continue most of the way down where the property can be found on the left hand side up a gravel drive.

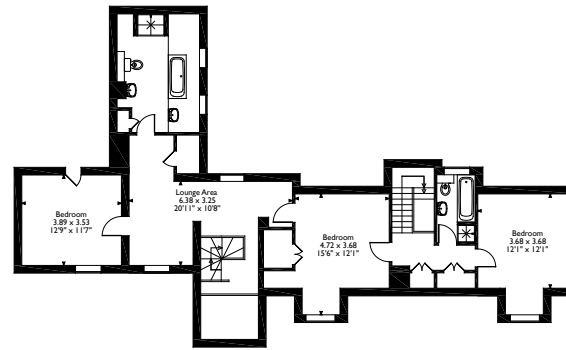




Jays Hern, Green Lane Pamber Green, Tadley, Hampshire  
 Approximate Gross Internal Area  
 Main House = 346 Sq M/3725 Sq Ft  
 Garages = 68 Sq M/732 Sq Ft  
 Total = 414 Sq M/4457 Sq Ft



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Offices throughout the UK

## IMPORTANT INFORMATION

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