











The Coach House

Bramley Road, Silchester, Hampshire

A substantial village house with flexible accommodation, including an annexe in grounds over 1.5 acres

A wonderful family home in the heart of this sought after North Hampshire village, well located for both commuting and top local schools. The large south facing gardens are entirely private and unusually spacious for village location. The house is a short walk from popular Calleva Arms public house and village green where many village and community events are hosted.

	6 RECEPTION ROOMS		7 BEDROOMS		4 BATHROOMS
	2 DOUBLE GARAGES		1.51 ACRES		FREEHOLD
	VILLAGE		3,677 SQ FT		GUIDE PRICE: £1,795,000



The property

The Coach House has Victorian origins and was formally the Coach House to the impressive Silchester Hall. The property is an attractive double-fronted detached family home offering almost 3,700 sq ft of light-filled flexible accommodation arranged in an L shape over two floors. Configured to provide an ideal, practical, and cohesive space for both family living and entertaining, the ground floor accommodation features high ceilings, generously proportioned rooms, quality fixtures and fittings, and neutral décor throughout. The layout flows from a welcoming reception hall with wooden flooring and a convenient cloakroom. It includes a dual aspect sitting room with a feature corner fireplace and full-height glazing incorporating French doors opening onto the rear terrace, a wooden-floored dining room, which could be utilised as games or pool room, a snug with access to the side aspect, a library, and a vaulted conservatory with French doors to the terrace. There is also a fitted utility room with a door to the garden and a dedicated cinema room with a bar, which opens into a side hall providing a second cloakroom and access to the integral double garage. The ground floor accommodation is completed

by a kitchen/breakfast room with a range of wall and base units, wooden work surfaces, modern integrated appliances, space for a good-sized table and French doors to the rear terrace. The first floor provides a double aspect L-shaped principal bedroom with en suite shower room and four further double bedrooms, one with French doors to a private front aspect decked balcony. There are two family bathrooms, one with separate shower cubicle, and a study. Separate stairs from the side hall give access to two vaulted bedrooms (currently used as an office and music room) and a family shower room. Along with the utility room and cinema room this area was designed to be easily utilised as a self-contained annexe if required.

Outside

Screened by mature hedging with plenty of kerb appeal, the property is approached through double wooden electric gates over a gravelled driveway, providing private parking and access to an integral double garage with attached garden store. There is an additional electric gated entrance to a further detached double garage



The generous well-maintained wraparound garden is laid mainly to lawn interspersed with and bordered by mature shrubs and trees and features numerous seating areas, a pond, summer house, fully kitted gym, shed, a large, paved terrace and outdoor kitchen area, with wood burning pizza oven. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over surrounding countryside.

Location

Set on the Hampshire/Berkshire borders, the attractive village of Silchester has a village green and a good selection of facilities including a church, village hall, primary school, playground and pub as well as active football and cricket clubs. Further amenities can be found in neighbouring villages including Tadley and Baughurst. The nearby towns of Basingstoke, Reading and Newbury offer more comprehensive shopping, sporting, cultural and recreational amenities including both larger and independent retailers, restaurants, theatres and sporting facilities. The village offers excellent commuter links with the easily-accessible M4 and M3 motorways and regular trains from Basingstoke

Distances

- Baughurst 3 miles
- Basingstoke 8 miles
- Reading 11 miles
- Newbury 13 miles

Nearby Stations

- Reading (23 minutes to London Paddington)
- Basingstoke (48 minutes to London Waterloo)

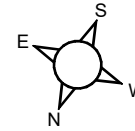
Key Locations

- Highclere Castle
- Newbury Racecourse

Nearby Schools

- Silchester CoE Primary
- The Hurst School
- Queen Mary's College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 3,677 sq ft (342 sq m)

Garages internal area 614 sq ft (57sq m)

Outbuildings internal area 447 sq ft (41 sq m)

Total internal area 4,738 sq ft (440 sq m)

For identification purposes only.

Directions

RG7 2LU

What3words: ///tilts.paradise.purifier

General

Local Authority: Basingstoke and Deane

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

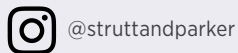
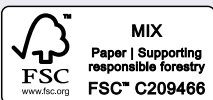
Newbury

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