




The Coach House


Bramley Road, Silchester, Hampshire


A detached five bedroom property with extensive accommodation in a beautiful village setting


An impressive family home featuring high ceilings, generously-proportioned rooms, quality fixtures and fittings and neutral décor throughout, all combining to provide a practical and cohesive living and entertaining environment. It is located at the heart of a sought-after, convenient village near to town centre amenities and the station.


**8 RECEPTION ROOMS**


**5 BEDROOMS**


**4 BATHROOMS**


**2 DOUBLE GARAGES**

**1.51 ACRES**

**FREEHOLD**

**VILLAGE**

**3,677 SQ FT**

**GUIDE PRICE: £1,900,000**

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 a vaulted first floor office, music room and family shower room, all with potential for use 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 allowing extra vehicle access to the grounds.



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, garden gym, shed and a large, paved terrace. 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 to Waterloo and Reading to London Paddington.

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)

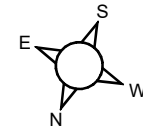
Key Locations

- 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644262/JOV

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

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

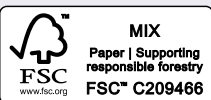
Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

