



# Treetops

Silchester Road, Little London, Hampshire



BNP PARIBAS GROUP 

## A contemporary newly-built home finished to a modern and desirable standard

A generously proportioned, detached family home with quality fixtures and fittings providing an elegant, practical living and entertaining environment. It is located on the edge of a sought-after village near to town centre amenities and train station.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,243 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Treetops is a stylishly finished new home offering over 2200 sq ft of modern, light filled accommodation configured to provide an ideal family and entertaining space with attractive neutral décor throughout.

The accommodation flows from a welcoming limestone-floored entrance hall to principal rooms with a central staircase to the first floor. Double doors open an impressive 21ft drawing room fitted with a bespoke media unit with LED lighting. The rear aspect kitchen/diner and family room is the focal point of the home and features a contemporary range of painted wooden units with quartz work surfaces, a central island with five-burner hob and dual ovens. Bi-fold doors lead outside seamlessly linking the house and garden and offering views of open fields beyond. The remainder of the ground floor provides a dual aspect study, utility/boot room with ample fitted storage and a generously sized cloakroom.

The first floor comprises four comfortable bedrooms centred around a light and open landing; high ceilings feature across the entirety of the upstairs space. The principal bedroom is en suite and along with the family bathroom is finished with Lusso Stone fittings and marble tiles. There are three further double bedrooms, two of which have built in storage.

### Outside

The property is approached via smart wooden gates across a gravel driveway, which provides parking for several vehicles. There is side access to the house and rear with EV charging point. The rear garden is mainly laid to lawn, with a landscaped porcelain patio and enclosed by post and rail fencing. The garden faces south-west and enjoys wonderful views of open fields to the rear.



## Location

Little London is a quiet hamlet between Silchester and Bramley. The location offers a wonderful country lifestyle with access to many country walks and Pamber Forest Nature Reserve. The villages of Silchester and Bramley are not far away offering good local amenities from shops, pubs, schools and more.

The nearby towns of Newbury, Tadley, Basingstoke and Reading provide a more extensive range of leisure facilities, shopping, and entertainment. The communications in the area are good with easy access to the M3, M4 and A34. In addition to Basingstoke station, there is a train service from Bramley and Mortimer into either London Paddington or Waterloo. There is a good range of private and state schooling in the area, including Silchester C of E Primary School, Cheam, Horris Hill, Elstree, St. Gabriel's, Downe House, Daneshill, Bradfield College and Wellington College.

## Distances

- Tadley 2 miles
- Basingstoke 8 miles
- Reading 11 miles
- Newbury 13 miles

## Nearby Stations

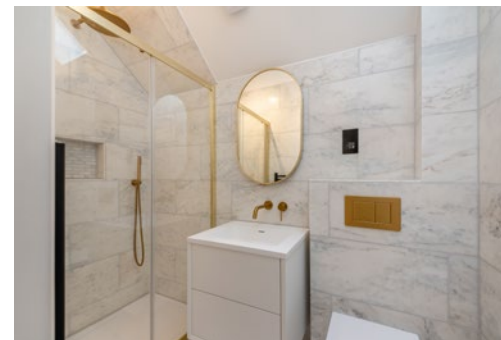
- Bramley (Paddington from 50 mins)
- Reading (Paddington 23 mins)
- Basingstoke (Waterloo 48 mins)

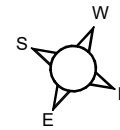
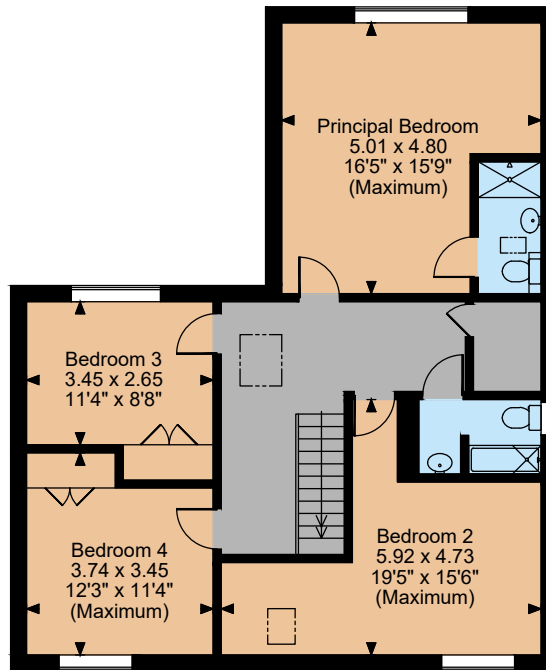
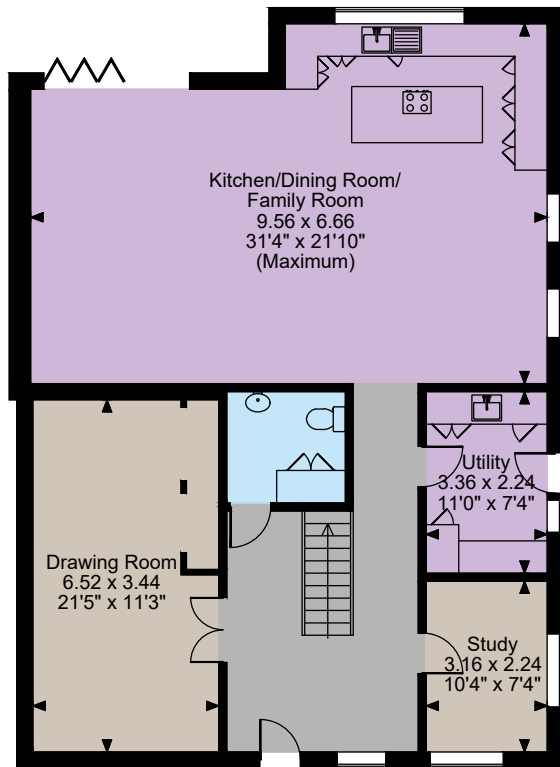
## Key Locations

- Highclere Castle
- Newbury Racecourse

## Nearby Schools

- Silchester CoE Primary
- The Hurst School
- Downe House
- Elstree





## Floorplans

House internal area 2,243 sq ft (208 sq m)

For identification purposes only.

## Directions

RG26 5EX

what3words:///helped.wired.spurring

## General

**Local Authority:** Basingstoke and Deane

**Services:** Mains supply electricity, water and drainage. Air source heat pump with underfloor heating throughout. Cat 6 wiring and EV charging point.

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

**Council Tax:** TBC

**EPC Rating:** C

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

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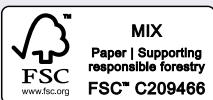
## Newbury

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