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Soke Road, Silchester

Guide price £750,000

BELVOIR!



Key Features

- > Fixed Term marketing until 20th June 2025
 - > No onward chain
- > Large grounds of circa 1.26 acres
 - > Four bedroom detached house
 - > Additional one bedroom annexe
- > Detached double garage and range of outbuildings
 - > Tenure: Freehold
 - > EPC rating TBC



Marketing Deadline: Viewings available until Friday 20th June 2025 - All offers to be considered thereafter.

Set within approximately 1.26 acres of mature, tree-lined grounds, Pinewoods is a substantial detached home offering a rare combination of privacy, flexible accommodation, and potential for further development or renovation. Hidden away from view behind secure gated access, this non-estate property is approached via a long driveway and is completely screened from the road, creating a wonderfully private and peaceful setting that backs onto the beautiful open space of Benyons Enclosure.

Originally built in 1901, the property has solid wall construction and has been thoughtfully extended over the years, including the addition of a one-bedroom annexe with cavity wall construction.





The main house offers four well-proportioned double bedrooms, a family bathroom, three separate reception rooms, a formal dining room, kitchen, boot room, utility room, plant room, and a lean-to at the rear. The adjoining annexe is ideal for multi-generational living or guest accommodation and comprises a double bedroom, bathroom, separate WC, and its own living room.

While the property is generally in good structural order and benefits from a replacement slate roof fitted around 2017 and a replacement boiler, it does require updating throughout, offering a fantastic opportunity for buyers to modernise and personalise the home to their own tastes and requirements.

Externally, the house is complemented by a detached double garage, two workshops, and a selection of timber sheds and outbuildings, which lend themselves well to storage, hobbies, or further adaptation. The flat, lawned gardens surrounding the house provide a tranquil and secure environment, perfect for families or those seeking a rural lifestyle with room to grow.



Pinewoods is connected to mains gas, electricity, and water, and currently uses a private septic tank for drainage. However, there is potential to connect the property to mains drainage, subject to the necessary permissions and associated costs. Notably, there is scope—subject to planning consent—to divide the plot and develop additional dwellings, making this an exciting opportunity for developers or those looking for investment potential. The property is being sold with no onward chain.

Pinewoods is located in a quiet and desirable part of Silchester, a historic village near Reading, known for its Roman heritage and strong community feel. The house occupies a peaceful, non-estate position on Soke Road, surrounded by mature woodland and open countryside, yet remains within easy reach of Reading, Basingstoke, and other major transport routes.





Backing onto Benyons Enclosure and surrounded by nature, the setting is idyllic and secluded. To one side, the property borders Neal Brothers Packaging, a light commercial operation which is inactive at weekends and on bank holidays. The current owners have confirmed that the business has never impacted the enjoyment of the property or the tranquillity of the grounds, which have always remained peaceful.

Silchester itself offers a well-regarded primary school, a friendly village pub, and numerous countryside walks, making it a desirable location for families and those seeking a balance of rural living and accessibility. With Reading and Basingstoke both easily accessible, the property is ideally positioned for commuters while offering a countryside retreat at home.

Viewing Information

Please be advised that this property is being marketed under a fixed-term marketing agreement. Viewings will be conducted up until Friday 20th June 2025, at which point all offers received will be presented to the vendors for consideration. This is not a sealed bid process, and prospective purchasers are encouraged to use the full marketing period to view the property and consider any renovation or improvement works according to their individual needs.






Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. We must bring to the attention of anyone viewing that there is a disused pond, dilapidated green houses, dilapidated sheds and large trees one of which will require removal. Care must be taken to avoid any personal injury whilst viewing the grounds of this property.

We can refer you onto Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Phillips. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	BELVOIR! Property is personal
 <p>Floor 0 Building 2</p>	 <p>Floor 0 Building 3</p>	Approximate total area ⁽¹⁾ 3027 ft ² Reduced headroom 3 ft ²
 <p>Floor 0 Building 4</p>		(1) Excluding balconies and terraces Reduced headroom Below 5 ft While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard. GIRAFFE360

Contact us today to arrange a viewing...