



Soke Road, Silchester

Offers in excess of £600,000

BELVOIR!



Key Features

- > Two bedroom detached cottage
 - > Council Tax Band: D
 - > No onward chain
- > Refurbishment project
 - > Tenure: Freehold
 - > EPC rating E



Belvoir Estate Agents - Dating back to 1860, Impstone Lodge offers a characterful, two bedroom detached cottage sat on a South West facing plot of 0.64 acres, surrounded by woodland. Brought to the market with NO ONWARD CHAIN COMPLICATIONS, this property could make a wonderful home just a short distance from the centre of Silchester.

In need of re-modernisation throughout and offering extension potential (subject to usual planning permissions being granted) this home offers a lovely character living space with two reception rooms, a large kitchen / dining room with two double bedrooms upstairs.



Entrance to the property leads through to a large hallway which would be perfect for a separate dining room, consisting of a feature fireplace, and stairs which lead to the first floor. Further downstairs space includes a separate lounge with fireplace, a lean to and an open and spacious kitchen / breakfast room with views out to the garden. Upstairs, there are two bedrooms which are both doubles and three piece family bathroom.

Outside, there is driveway parking suitable for several vehicles and is completed by lawn, mature hedging and tree lined offering an excellent degree of privacy. The South West facing plot includes an area of woodland to the rear

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.

Please note, the property is available for viewings up until Thursday 30th October. Offers will be considered thereafter.





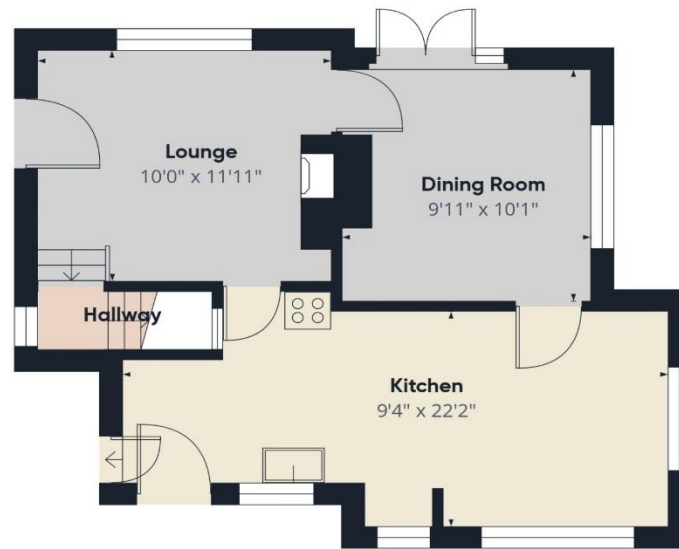
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee 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 Juno. We may receive a fee of £250.00 if you use their services.

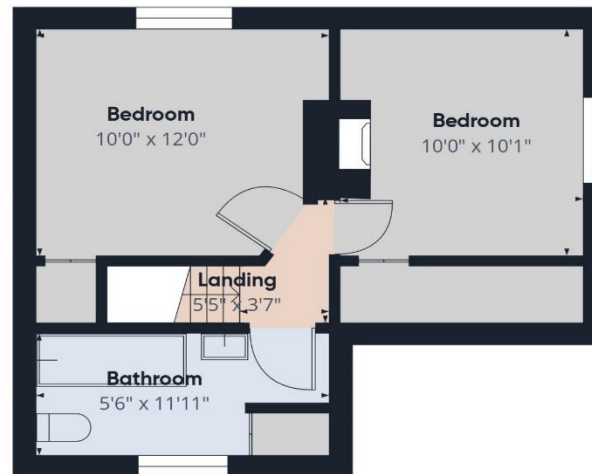
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and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







Floor 0



Floor 1

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Property is personal

Approximate total area⁽¹⁾

739 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact us today to arrange a viewing...

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