



Court House, Silchester, Hampshire

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# Court House, Little London Road, Silchester, Hampshire RG7

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Originally part of an esteemed hotel, Court House was thoughtfully converted ten years ago to offer a stunning four-bedroom wing, embracing the timeless elegance of Lutyens-style architecture.

Upon entry the property exudes a sense of grandeur with its high ceilings and generously proportioned rooms. The spacious hallway, flooded with natural light from a lightwell above the staircase, creates an inviting and airy atmosphere. The ground floor boasts a delightful sitting room, complete with an electric fire and French doors that lead out to the meticulously landscaped rear garden. The kitchen features marble worksurfaces, an island and built in appliances, all crafted by Neptune combining modern functionality with classic style. A well-equipped utility room, with access to the front of the house, and a convenient downstairs WC complete this level.

To the first floor is the principal bedroom, complete with an en suite bathroom and walk in cupboard, as well as two additional bedrooms and a family bathroom. The second floor boasts a guest suite complete with its own bathroom.



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## Outside

The property is set at the end of a gated, tree lined, shared drive enjoying a peaceful position. The front of the house provides three parking spaces with additional visitor bays available. The rear garden is a true sanctuary, not overlooked and bordered by fencing all the way around, ensuring complete seclusion and privacy. This beautifully landscaped garden features an ornamental pond, Cypress trees and a terrace, perfect for outdoor dining and entertaining. In addition to the private garden is access to a communal tennis court along with expansive grassy areas adorned with pretty Hazel trees.

## Services

Mains water, electricity and drainage. Gas fired heating.

Local Authority: Basingstoke and Deane

Council tax band: F

Tenure Freehold

Postcode: RG7 2PN





## Location

Court House is situated in the very attractive village of Silchester. Within the village is a public house, highly regarded primary school, village hall and church, as well as active football and cricket clubs. Independent schools nearby include Wellesley Prep, Elstree, Bradfield College and Cheam. Local facilities can be found in Tadley, with more extensive amenities in Basingstoke, Newbury and Reading. The M3 and M4 are easily accessible and there are regular trains from Basingstoke to Waterloo and Reading to Paddington, with branch line stations at Mortimer and Bramley connecting Basingstoke and Reading.







## Approximate Gross Internal Floor Area 239.4 sq m / 2,578 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduced head height below 1.5m



Second Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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