



WELLINGTON HOUSE, BRAMLEY ROAD, SILCHESTER

Hampshire RG7 2LU



STYLISHLY PRESENTED FAMILY HOME WITH AN ANNEXE

Impressive family home offering spacious, versatile accommodation ideal for modern living. Beautifully reconfigured and refurbished in recent years, the property now boasts high-quality interiors and an exceptional layout, perfectly suited for family life and entertaining.



5-6



3-4



2-3

EPC

C

Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.



EXCEPTIONAL PROPERTY IN A POPULAR VILLAGE LOCATION

A welcoming entrance hall leads to the main living areas, setting the tone for this impressive home. At its heart is a stunning 40ft family kitchen – a bright, open space with a skylight, bi-fold doors to the garden and areas for cooking, dining and relaxing. The generous sitting room, with fireplace and wood-burning stove, connects to the kitchen via double doors, enhancing flow. Also on the ground floor are an office/snug, music/dining hall, utility room and WC. On the first floor are five bedrooms (three doubles) and three bath/shower rooms (two en suite). The fifth bedroom could also serve as a study. A unique feature is the self-contained one-bedroom annexe with its own entrance, plus access from the main house. It includes a sitting room, kitchen, bedroom and bathroom – ideal for guests or multigenerational living. Electric gates open to a spacious driveway and integral garage. At the rear, a large terrace leads to a wide lawn with mature planting, offering privacy and views over parkland and woodland.







Approximate Floor Area

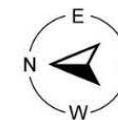
Ground Floor = 216.6 sq m / 2331 sq ft

First Floor = 102.4 sq m / 1102 sq ft

Summer House = 3.2 sq m / 34 sq ft

Total = 322.2 sq m / 3467 sq ft

(Including Garage / Annexe / Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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