

Soke Farm House, Silchester



Period farmhouse with about 2 acres of gardens and grounds

Soke Farm House is an attractive Grade II listed family home which dates from the 18th Century, with later additions. It sits within its own delightful gardens and grounds of about two acres.

The accommodation comprises a welcoming reception hall with study area, fireplace and wooden flooring which extends into the sitting room. This room also has an open fireplace with wood burner. The kitchen is in a Shaker style with stone worksurfaces and Aga. Adjoining is a dining room and large utility/ boot room. Completing the ground floor is an office and cloakroom.

On the first floor are four bedrooms and two bathrooms.

Outside the property is approached through 5-bar gates onto a gravel driveway with ample parking and turning, which leads onto a double garage with store. The beautiful predominately south facing gardens comprise areas of lawn, interspersed with mature trees and specimen shrubs. Immediately to the rear of the house is a paved terrace ideal for al fresco dining. There is a kitchen garden with greenhouse and enclosed by fencing a heated and filtered swimming pool. Along the eastern boundary is a lovely woodland walk, planted with an array of evergreen and deciduous native trees, with a small stream running through it.





Mileages

Mortimer 2 miles, Bramley 4 miles, Basingstoke 8.5 miles (London Waterloo from 44 minutes), Reading 10 miles (London Paddington from 23 minutes), Newbury 12 miles, M3(J6) 9 miles, M4(J11) 10 miles, Branch line stations at Mortimer and Bramley connecting Reading to Basingstoke. All distances and times are approximate.

Situation

Soke Farm House is located on the edge of the village of Silchester, adjoining and overlooking woodland. The village is renowned for its historic importance, given its Roman origins depicted by the remains of the walls of Calleva Atrebatum. The village's active 12th century parish church is within the Roman walls.

Within the village is a public house, excellent primary school, village hall and large area of playing fields. Local facilities can be found in the small town of Tadley nearby, with more extensive facilities in the commercial centres of Basingstoke, Newbury and Reading.

Independent schools within a ten mile radius, including Daneshill, Elstree, Bradfield College and Cheam.





Property Information

Services: All mains services. Gas fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band G

Tenure Freehold

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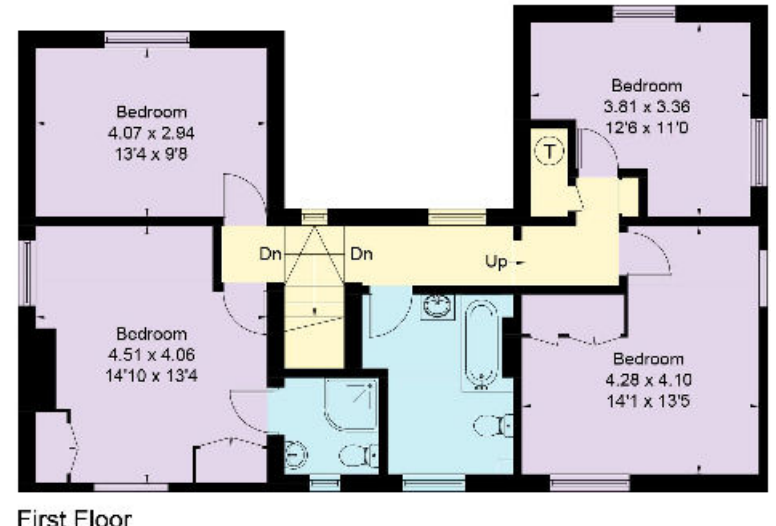
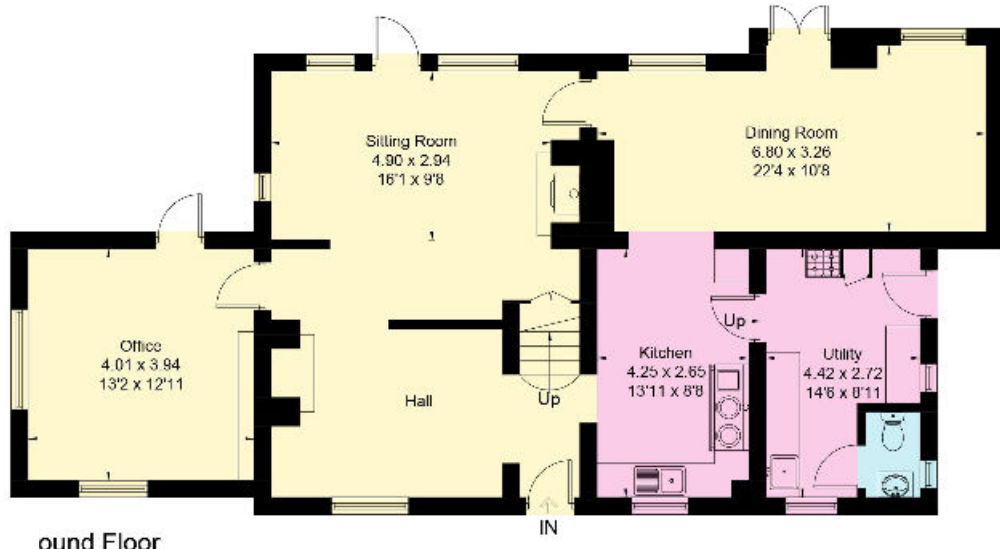
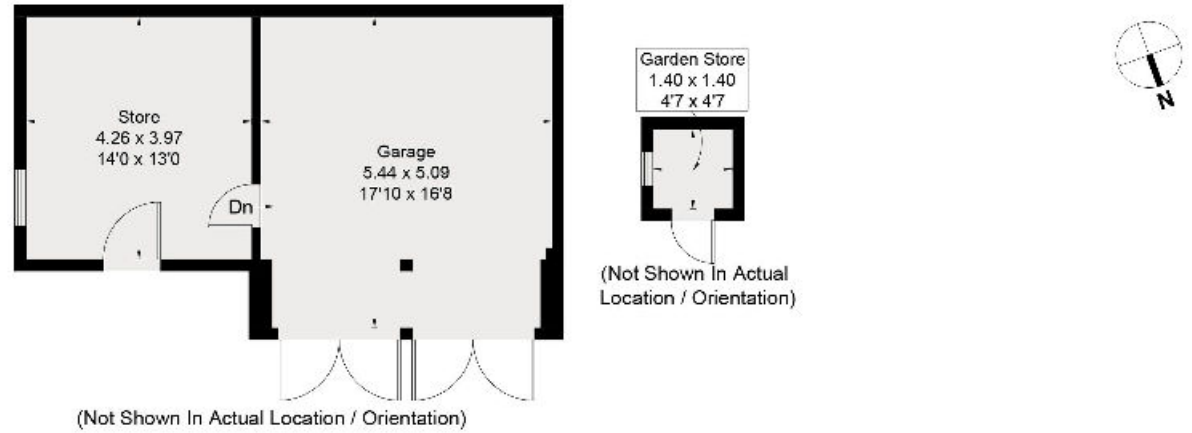
Postcode: RG7 2PB





Approximate Gross Internal Floor Area
189.0 sq m / 2,034 sq ft
Outbuildings 47.2 sq m / 508 sq ft (including garage)
Total 236.2 sq m / 2,542 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.



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Ground 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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