

To Let



- Detached converted barn
- Drawing room with Inglenook fireplace
- Kitchen with oil fired AGA
- Sitting Room with wood burning stove
- 3 Bedrooms
- 3 Bathrooms
- Council Tax Band – G
- Energy Performance Rating - D57

Ash Lane, Tadley

£3,995.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**The Barn, Ash Lane
Little London, Tadley,**

RG26 5EL

A detached converted Barn situated on the outskirts of the village of Silchester within easy access of Bramley Railway Station and conveniently situated for both Reading (M4) and Basingstoke(M3). The property has a wealth of character features and rooms of spacious proportions. The property is surrounded by it's own gardens and includes a 2 bedroom annexe, covered outdoor entertaining area, large storage/party room/gym space. The interior accommodation comprises: double height entrance hall with stairs to first floor: kitchen/breakfast room with integrated dishwasher, oven, hob, American style fridge/freezer, 3 oven oil fired AGA. Glass door leading from the breakfast area to the garden, sitting room with oak flooring, wood burning stove, drawing room with inglenook fireplace. Utility room with range of units with hanging area, washing machine and tumble drier. Boot room, shower room, and door to back garden. On the first floor: galleried landing which could be used as first floor sitting area or study. Principal Bedroom with range of fitted wardrobes and ensuite bathroom, bedroom 2 with built in wardrobes and door to balcony, ensuite bathroom with roll top bath, bedroom 3, 2 dressing rooms, newly refurbished wet room with double shower, basin and w.c. The property is accessed through double gates onto a gravelled driveway with adequate parking, the gardens surround the property, outside entertaining area, shed. OFCH, Septic Tank. Water and Broadband is included in the rent. There is a small tenanted property within the grounds.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - G

Energy Performance Rating - D57

Services

Heating: Oil

Water: Private Supply

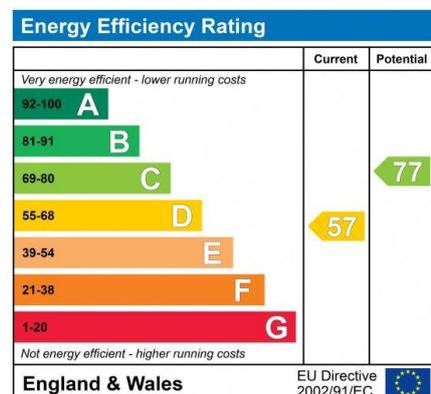
Sewerage: Private Supply

Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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