



**Connells**

Barton House Silchester Road  
Bramley Tadley



## Property Description

Nestled in the picturesque village of Bramley, this beautifully presented semi-detached house dates back to circa 1850 and was originally constructed as an estate worker's cottage for the prestigious Beaufort Estate. Impressive in both scale and character, the property spans three floors and combines a wealth of period charm with carefully considered modern extensions, now offering over 1,900 sq ft of versatile family living space.

Stepping inside, you are greeted by four generous reception rooms, providing flexibility for entertaining, relaxing or home working. The home features four well-proportioned bedrooms, including a luxurious principal suite. This standout room boasts a private ensuite shower room and a Juliet balcony, offering elevated, uninterrupted views. Two loft spaces offer ample additional storage or potential for further adaptation (subject to the necessary consents). The beautiful south facing rear garden is non-overlooked and enjoys sweeping views over the adjacent open farmland, creating a tranquil retreat and a wonderful setting for sunny outdoor dining and relaxation.

Practicality has not been overlooked with driveway parking for multiple vehicles, making this a superb option for families or those in need of extra space. This charming property also features a versatile utility space and a dedicated workshop or storage area. Originally a garage, this space retains its double doors and is perfectly sized to house a motorcycle or outdoor gear.

## Entrance Area

Secondary glazed window to side aspect, door to dining room, open to:

## Sitting Room

Two secondary glazed windows to rear aspect, secondary glazed bay window to the front aspect, stairs to first floor, log burner, arch to:

## Reception Room

Two double glazed windows to rear aspect, double glazed French doors to rear garden, door to utility room, door to:

## Study

Secondary glazed windows to front and side aspects.

## Utility Room

Double glazed frosted window to rear aspect, double glazed glass panel door to rear garden, hot water tank, wall mounted gas boiler, space for washing machine, space for upright fridge-freezer, door to garage.

## Dining Room

Secondary glazed window to front aspect, log

burner, two double cupboards, open to:

## Kitchen

Roll top work surfaces with cupboards and drawers under and cupboards over, ceramic sink with drainer and mixer tap, double glazed window to side aspect, space for range cooker with hood over, skylight window, concealed upright fridge-freezer, preparation island, doorway to:

## Rear Lobby

Double glazed glass panel stable door to rear garden, door to:

## Cloakroom

Low level WC, wall mounted wash hand basin, double glazed frosted window to side aspect.

## First Floor Landing

Cast iron feature fireplace, two secondary glazed windows to rear aspect, access hatch in ceiling to large boarded loft space with newly installed pull down ladder access. Stairs leading to bedroom four, doors to:

## Bedroom One

Double glazed window to front aspect, two double glazed windows to rear aspect, double glazed French doors with Juliet balcony to rear aspect, vaulted ceiling, walk-in wardrobe, door to:

## En Suite Shower Room

Fully tiled shower cubicle, vanity wash hand basin, low level WC, double glazed window to rear aspect, part tiles walls.

## Bedroom Two

Double glazed window to front aspect, wardrobe.

## Bedroom Three

Secondary glazed window to front aspect, double wardrobe.

## Bedroom Four

Secondary glazed windows to front and rear aspects, Velux window, Eaves storage cupboards, loft access, cast iron feature fireplace.

## Bathroom

Panel enclose bath with shower over, low level WC, vanity wash hand basin, heated towel rail, understairs storage cupboard, window to rear aspect.

## Outside

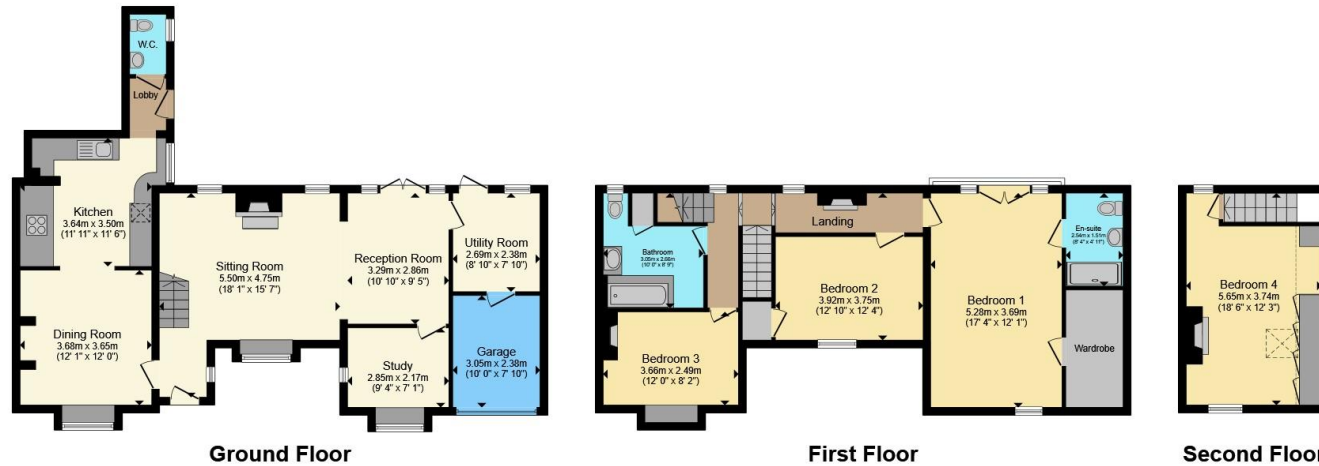
## Rear Garden

The fully enclosed rear garden is a particular feature of the property as it is non overlooked with views of open farmland, and a gate for side access from the front drive. The garden comprises a large part patio dining area with remainder laid to lawn. Well stocked flower and shrub borders, raised bed kitchen garden









Total floor area 180.5 m<sup>2</sup> (1,943 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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