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Soke Road , Silchester

£495,000

BELVOIR!



Key Features

- > Three double bedroom, detached character cottage
- > Two spacious reception rooms with working fireplace and garden access
- > Modern kitchen with oak worktops and utility room
- > Private wrap around garden with office outbuilding
- > Desirable Silchester location close



Belvoir Estate Agents are pleased to present this charming detached character cottage, set in a peaceful country location close to the heart of Silchester. Thoughtfully extended, the property offers three double bedrooms and two spacious reception rooms, providing flexible and well-balanced living throughout.

The home enjoys excellent natural light, an open outlook, and a high degree of privacy. The rear-aspect lounge features French doors opening onto the garden, while the dual-aspect dining room, previously used as a snug, includes a working fireplace, creating a warm and versatile living space.



The modern kitchen is fitted with oak worktops, contemporary units, integrated fridge/freezer, and dual-aspect windows, complemented by a utility room and cloakroom/WC.

Upstairs are three double bedrooms with countryside views over Silchester Common, and a family bathroom with a four-piece suite, including a separate shower cubicle. The principal bedroom is particularly spacious and adaptable.

Outside, the wrap-around garden enjoys sunlight throughout the day and offers excellent privacy, with a courtyard, lawn, patio area, and an outbuilding currently used as a home office/gym. There is off-road parking for three vehicles.

Located just a stone's throw from Silchester Common and scenic woodland walks, the property is within easy reach of Silchester Village, known for its Roman remains. Mortimer Station provides direct train links to Reading, Basingstoke and London.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.







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Property is personal

Approximate total area¹⁾
1187 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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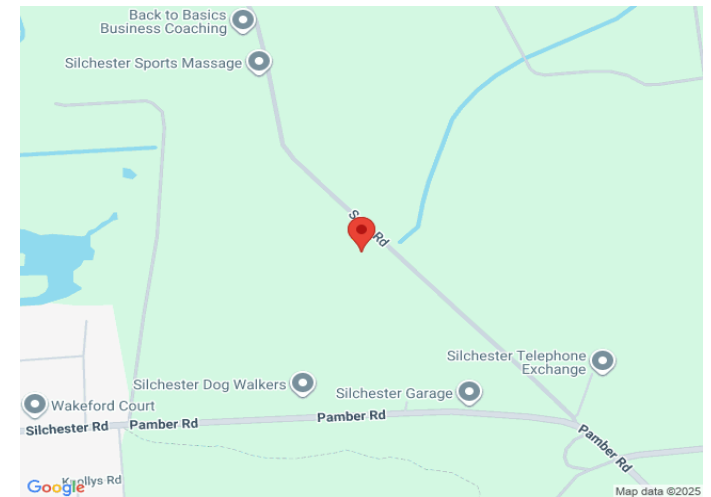
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Contact us today to arrange a viewing...

www.belvoir.co.uk

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