Impstone Lodge, Soke Road, Silchester, RG7 2PA

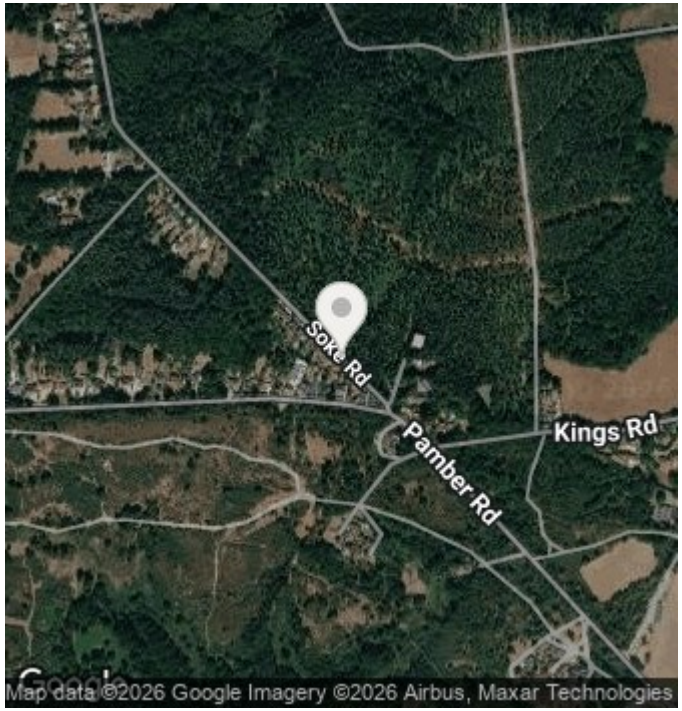
£470,000

The former lodge house to Impstone House occupies a private total plot of 1.56 acre, incorporating 0.93 acre of protected woodland with mature oak, chestnut, pine and silver birch trees. Situated adjacent to Benyon's Enclosure, part of Mortimer Woods and the Englefield Estate, the property enjoys immediate access to ancient woodland trails and surrounding countryside. The two-bedroom cottage requires comprehensive refurbishment and modernisation, with potential for redevelopment subject to the necessary consents. Several outbuildings are also present, although these are in poor repair. Local amenities include village pubs, country dining, farm shops and schooling. Bramley and Aldermaston railway stations are accessible, with bus services to Basingstoke and Tadley.

Offered for sale by auction on 27th November, Impstone Lodge presents an opportunity to acquire a character property with considerable potential in a choice village address.

- For Sale via Auction on 27th November
- 2 Bedroom detached cottage
- Opportunity for refurbishment and redevelopment, subject to obtaining relevant consents
- Total plot of 1.56 acres
- Choice village setting
- Various dilapidated outbuildings

Council tax band D
Council- Basingstoke And Deane



Garden and woodland
The grounds extend to 1.56 acres and incorporate gardens totalling 0.63 acre with a protected woodland measuring 0.93 acre.

Additional information:
Parking
The property has parking for multiple vehicles.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The woodland is protected by a Tree Preservation Order.

Auction Conditions
Auction end date and time: Tuesday 27th November ending at 12pm.
The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

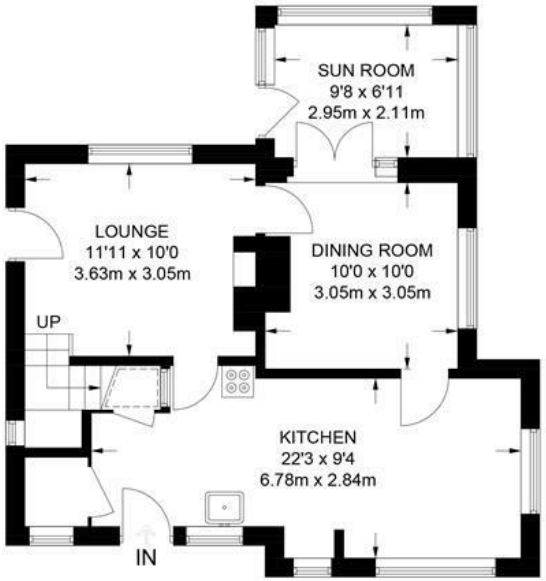
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

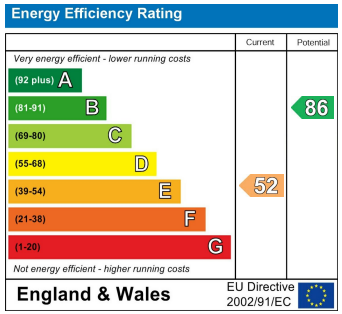
FIRST FLOOR
359 SQ FT / 33.4 SQ M



GROUND FLOOR
541 SQ FT / 50.3 SQ M

APPROXIMATE GROSS INTERNAL AREA
900 SQ FT / 83.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves
by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.