

**SANSOME
&GEORGE**

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&GEORGE**

**Corner Cottage, Soke Road, Silchester, Reading, Hampshire,
RG7 2PA**

**Offers in excess of £500,000
Freehold**

SANSOME & GEORGE - Charming detached family home is situated on the outskirts of Silchester Common, offering scenic walks in a semi-rural location. This cottage has been expanded to include three double bedrooms, a spacious living room, and a versatile dining room, currently used as an office but suitable for various uses.

The property features a brick porch leading to a central hallway connecting the kitchen, dining room, living room with open fireplace, utility and cloakroom. The kitchen has dual aspect windows, oak countertops, and modern appliances.

Upstairs, leads to three bedrooms and a family bathroom with contemporary fixtures.

Outside, there's off-road parking for a number of cars, and the enclosed rear garden offers privacy, with a lawn, patio, shed, and a separate outbuilding used as a home office with power and lighting.

This property sits next to Silchester Common with paths through to Pamber Forest, a nature reserve and Silchester village with its famous Roman wall.

Nearby Mortimer Station has transport connections to London via Reading or Basingstoke.

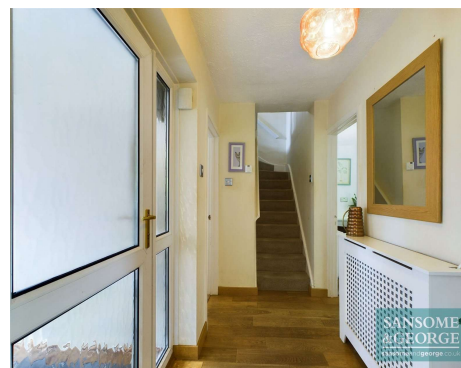
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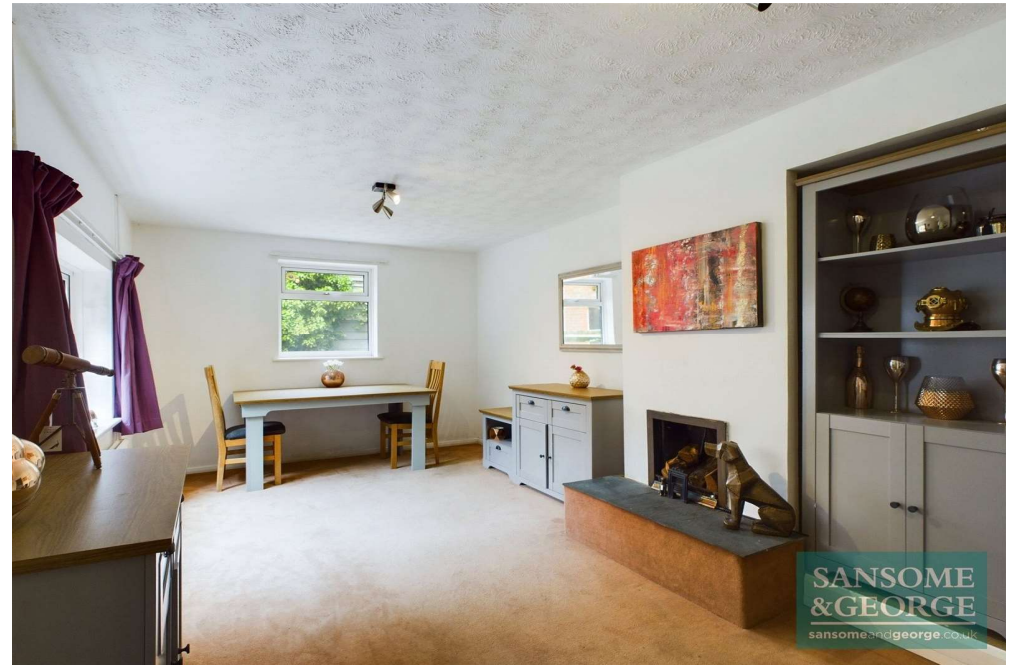
Council Tax Band - E

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

- 3 Bedroom Detached
- Entrance Porch
- Hall, Cloakroom
- Living room, reception room
- 3 Bedrooms, Bathroom
- Garden
- Off road parking







Floor 0



Floor 1

Approximate total area⁽¹⁾
1158.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Mortimer

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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