



**3 MEWS COTTAGE**  
Guide Price £535,000

**Carter Jonas**



## 3 MEWS COTTAGE LITTLE LONDON ROAD SILCHESTER RG7 2PN

– Within easy reach of main road links to Newbury, Reading and Basingstoke  
– Rail links via Reading, Basingstoke and Newbury to London Paddington and Waterloo

Well-appointed property in gated development · living room with open fire and attractive bay window · kitchen/breakfast room · 2 double bedrooms including a principal bedroom with ensuite · family bathroom · private parking · attractive communal grounds including tennis court and visitor parking · private garden · ideal lock and leave · desirable location · Energy Rating C

### SITUATION

Silchester is an attractive place to live with a village hall, public house, church, primary school and the attractive Roman ruins nearby, commuting is excellent with M3 and M4 motorways within reach and rail links to Paddington and Waterloo via Reading, Basingstoke or Newbury.

### DESCRIPTION

This attractive property is well located within a smart gated development within lovely communal grounds, the accommodation is excellent and beautifully appointed. The front door opens into a spacious entrance hall with a rear door giving access into the garden. Double doors lead to a good quality kitchen/breakfast room with built in appliances and beyond into a spacious living room with open fireplace and a bay window giving views to the front. While the kitchen offers an area for dining so too does the living room giving excellent flexible space to eat, entertain and relax. There are two double bedrooms including a principal bedroom with smart ensuite shower room. This property would make a lovely private home in a highly desirable area and would be equally suitable as a good lock and leave for those who travel as the property offers secure private and low maintenance living.

**AN IMPRESSIVE HIGH QUALITY TWO-BEDROOM PROPERTY WITHIN A SMART GATED DEVELOPMENT IN THIS HIGHLY SOUGHT AFTER LOCATION. THE PROPERTY BENEFITS FROM SPACIOUS GOOD QUALITY KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE SHOWER AND IS AVAILABLE CHAIN FREE.**



## OUTSIDE

The property is excellently located within this highly regarded village. Impressive electric gates open to a long gravel driveway through well-tended communal grounds with tennis court and visitor parking. Approaching the house there are two private parking spaces and a slate frontage. A side gate gives access to the private garden which is laid to patio and extremely low maintenance.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains services connected. There is a maintenance charge as a contribution towards the communal areas and upkeep maintenance of these communal areas is taken care of by a well-regarded local agent.

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

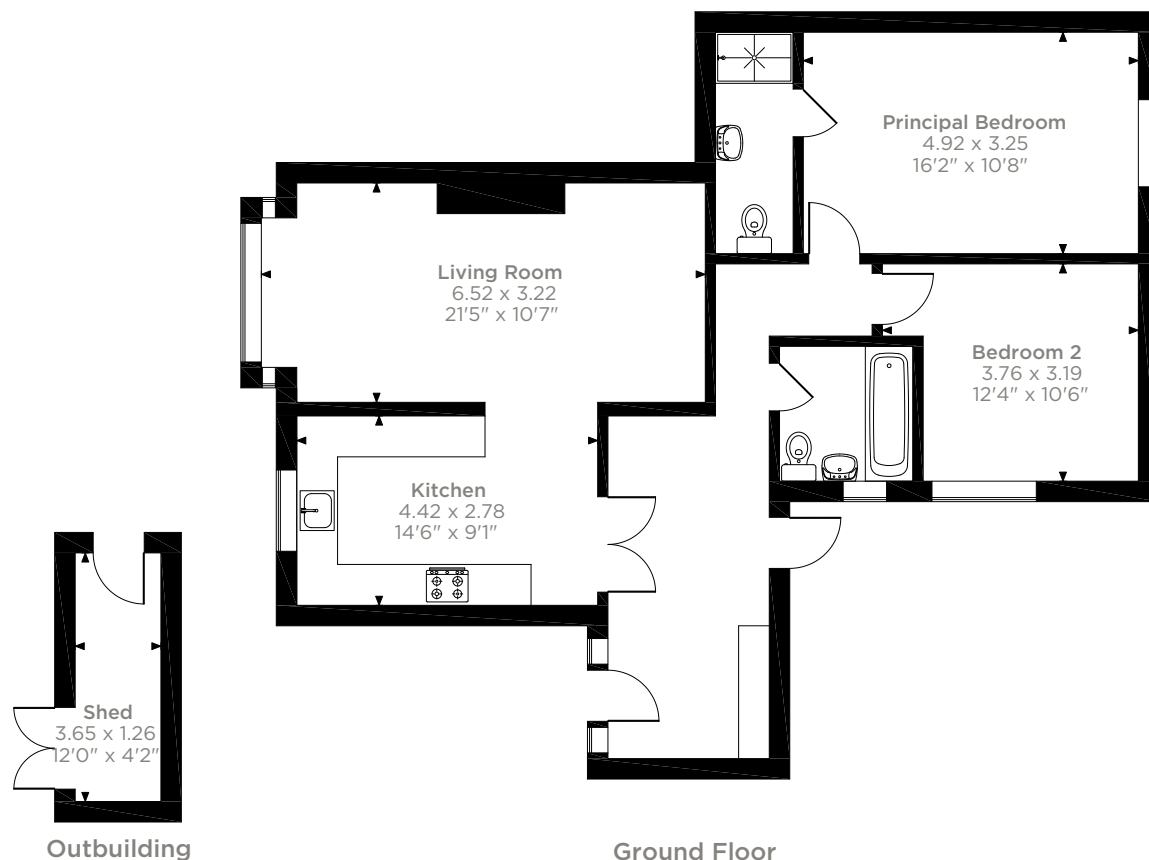
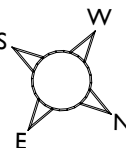
**Directions:** Please use post code RG7 2PN





# 3 Mews Cottage, Little London Road Silchester

Approximate Gross Internal Area  
Main House = 87 Sq M/936 Sq Ft  
Outbuilding = 5 Sq M/54 Sq Ft  
Total = 92 Sq M/990 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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