



**3 MEWS COTTAGE**  
Offers over £500,000

**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

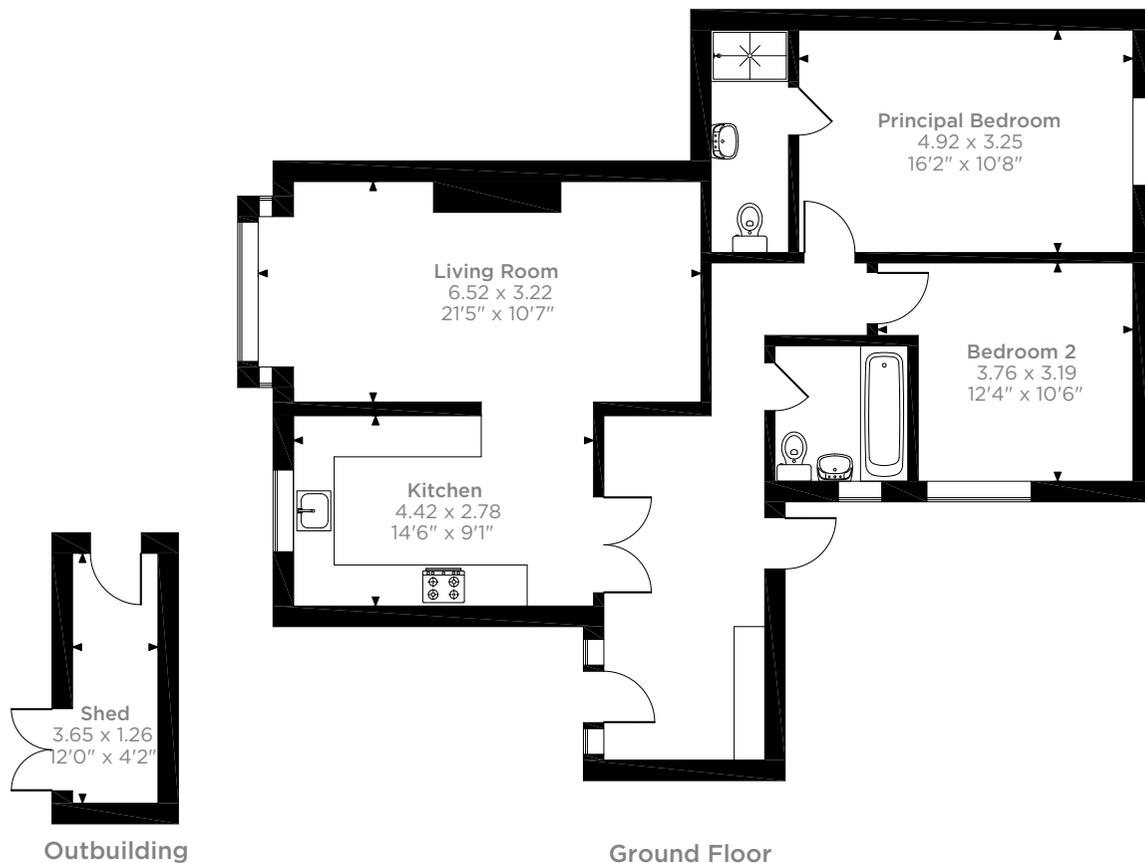
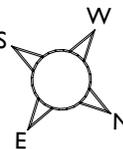
**Viewing:** By prior appointment through the Newbury office 01635 263010

**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		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
 Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.