



HILLCREST

Guide Price £900,000

Carter Jonas

HILLCREST SOKE ROAD SILCHESTER READING RG7 2PD

- Pamber Heath and Silchester 1 mile, Reading 11 miles, Basingstoke 8 miles, Newbury 12 miles
- M4 (J12) 8 miles, M3 (J6) 9 miles
- Mortimer railway station 4.5 miles, Theale 7 miles
- Fast trains to London Paddington from Reading, Basingstoke and Newbury stations

Entrance hall · sitting room · dining room · kitchen · utility room · cloakroom · conservatory · 3 bedrooms · bathroom · large wooden stable block · timber stores · extensive grounds of 9.26 acres to include paddock and woodland · Energy Rating F

SITUATION

Hillcrest is located on the outskirts of Pamber Heath and Silchester, a historic village near Reading, known for its Roman heritage and strong community feel. The house occupies a non-estate position on Soke Road, surrounded by mature woodland and open countryside, yet remains within easy reach of Reading, Basingstoke, and other major transport routes. Silchester itself offers a well-regarded primary school, a friendly village pub, and numerous countryside walks, making it a desirable location for families and those seeking a balance of rural living and accessibility. Pamber Heath is a sought-after, semi-rural haven on the outskirts of Tadley. Pamber Forest and the common are also nearby, perfect for dog walking, cycling, or Sunday afternoon strolls. Within the village you have a local convenience store and two fantastic pubs. Tadley town centre is just a short drive away, while the nearby towns of Basingstoke and Reading offer excellent shopping, leisure facilities, and fast rail links directly into London.

A FANTASTIC OPPORTUNITY TO PURCHASE THIS DETACHED HOUSE IN NEED OF UPDATING, WITH A RANGE OF OUTBUILDINGS AND SITTING IN GROUNDS TOTALLING JUST OVER 9 ACRES.



DESCRIPTION

Hillcrest is a handsome detached Victorian house now in need of total modernisation. The house still retains some of its original character with period fireplaces and high ceilings and sits quite centrally in its garden plot. The accommodation briefly comprises an entrance hall with stairs up to the first floor, a dining room, sitting room, conservatory, kitchen with adjacent utility room and WC. On the first floor, there are 3 bedrooms and a family bathroom.

OUTSIDE

The property sits on the edge of its overall plot with a generous parking area to the front of the property for numerous cars, together with a detached stores and a large stable block of 6 stables. The grounds overall extend to approximately 9.26 acres and are a real feature of the property and are made up with mainly paddock land and some woodland.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, private drainage. Oil fired central heating.

Agents Note: Please ask the agent for Heads of Terms regarding the sale of the property. The plan of the land is just an indicative plan – a new Land Registry plan will be drawn up for the sale.

Local Authority: Basingstoke & Deane Borough Council

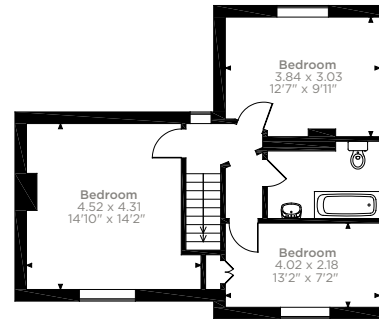
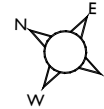
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

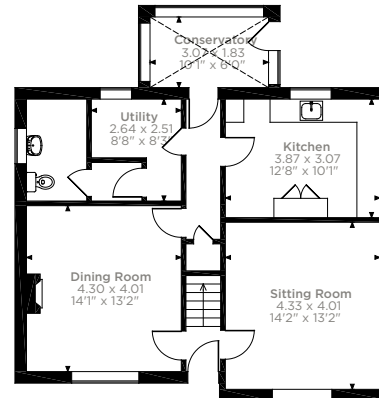
Directions: Please use postcode RG7 2PD



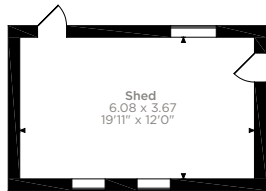
Hillcrest, Soke Road, Silchester, Reading, Hampshire
 Approximate Gross Internal Area
 Main House = 125 Sq M/1346 Sq Ft
 Outbuilding = 134 Sq M/1443 Sq Ft
 Total = 259 Sq M/2789 Sq Ft



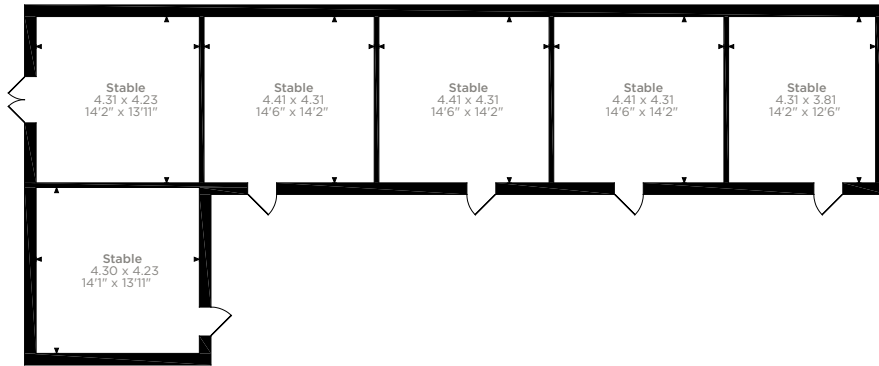
First Floor



Ground Floor



Outbuilding



Outbuilding

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		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	31 F	
1-20	G		

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