



Oakwood Barn, Clappers Farm Road, Silchester, Reading, RG7 2LH

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An immaculately presented family home with an excellent range of outbuildings and attractive grounds of approximately 7.43 acres.

### Summary of accommodation

**Ground Floor** Entrance hallway | Dining Hall | Family Kitchen | Sitting Room  
Study/Bedroom | Shower room

**First Floor** Principal bedroom with en suite bathroom and dressing room | Bedroom with ensuite bathroom | Shower Room | Guest WC

**Double Garage** Utility | Kitchen | Sitting Room/Bedroom | Bedroom | Storage  
Shower Room

**Outside** Formal garden | Three Stables & Tack Room | Paddocks | Tractor Barn/Store  
Woodlands Walk | Garden Pod

In all about 7.43 acres

### Distances

Basingstoke 5 miles | Reading 13 miles | Newbury 16 miles | M3 (J 6) 6 miles  
M4 (J 11) 13 miles | Branch line station in Bramley with services to Reading and Basingstoke  
London Waterloo via Basingstoke Station 45 minutes | London Paddington via Reading  
Station 30 minutes.

(All distances and times are approximate).







## Situation

Oakwood Barn is located on the edge of the village of Silchester, adjoining and overlooking woodland. The village is renowned for its historic importance, given its Roman origins depicted by the remains of the walls of Calleva Atrebatum. The village's active 12th century parish church is within the Roman walls.

Within the village is a public house, excellent primary school, village hall and large area of playing fields. Local facilities can be found in the small town of Tadley nearby, with more extensive facilities in the commercial centres of Basingstoke, Newbury and Reading.

## The Property

Oakwood Barn sits in a tranquil location surrounded by beautiful, open countryside and sits between the two popular village's Silchester and Bramley. Approached via a pair of handmade, ornate steel powdered coated electric gates, the gravel driveway leads to a generous parking area in front of the house and onto the landscaped garden - all overlooking the surrounding fields.

The house was built in 2013 for the current clients by an award winning green oak frame company. Upon entering Oakwood Barn, the light and spacious accommodation draws you in and there are attractive views of the grounds and the neighbouring countryside from every window. The entrance hall is impressive with vaulted ceilings, stone floors and a feature oak staircase. At one end of the hall is the dining hall, a fabulous open room with bi-fold doors out to the garden. From here a door leads through into a study with a built-in office space and could also be used as another bedroom with an adjacent downstairs shower room. The large square sitting room has a feature wood burner and a set of French doors and bi fold doors out to the terrace and garden.

The shaker style kitchen has been finished to a high specification with a stylish neutral palette and granite tops. There is a central island with a sink with boiling tap. The kitchen has been fitted with many appliances including an induction hob, two fan ovens, warming oven and dishwasher. Off the kitchen is a door to the pantry with plenty of storage.



Stairs lead up to a galleried landing. The principal bedroom has an en suite bathroom and shower room. This room has built-in wardrobes and has a fantastic reading corner with bifold doors overlooking the countryside views. There is a further double bedroom on this floor with built-in wardrobes, ensuite bathroom and French doors which open to admire the views surrounding. All rooms are light and spacious and have vaulted ceilings with beautiful oak beams.

## Gardens and grounds

The grounds total approximately 7.43 acres and are made up of beautifully landscaped, southerly-facing gardens, which are planted for year-round interest, and a series of paddocks. There are several patio areas ideal for outdoor entertaining and mature boundaries offering privacy. There is a woodland walk where the current clients have planted 2000 trees. There is also a fantastic garden pod which is fitted with heating and lighting.

The outbuildings comprise a stable block with three stables, a tack room, an open-fronted tractor barn and store and tool shed.

In addition to the house, there is a separate detached annexe above a large double barn-style garage with heating. The annexe is finished to a high standard, with equally delightful views. The barn-style annexe provides self-contained accommodation with a utility/laundry room and WC on the ground floor. Externally there are stairs to the flat, opening to a sitting room/bedroom and kitchen, large double bedroom with built in storage space and a fitted shower room.

Oakwood Barn has a Bluetooth Surround System set up throughout the property and outdoors.



**Property information**

**Services:** Private Drainage (Klargester), Wet Underfloor Heating upstairs and downstairs, Oil Fired Heating, Mains Electric.

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

**Council Tax:** Band G

**Tenure:** Freehold

**EPC:** C

**Postcode:** RG7 2LH

**What3Words:** ///swooning.refutes.official

**Viewings**

By appointment through sole selling agent Knight Frank.



Main House = 244.6 sq m / 2,633 sq ft

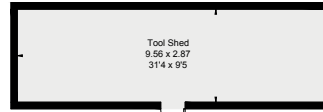
Garage = 62.5 sq m / 673 sq ft

Flat = 52 sq m / 560 sq ft

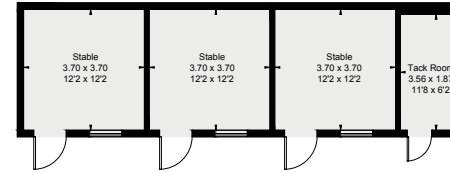
Stables & Barns = 119.8 sq m / 1,289 sq ft

Total = 478.9 sq m / 5,155 sq ft

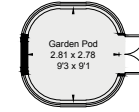
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



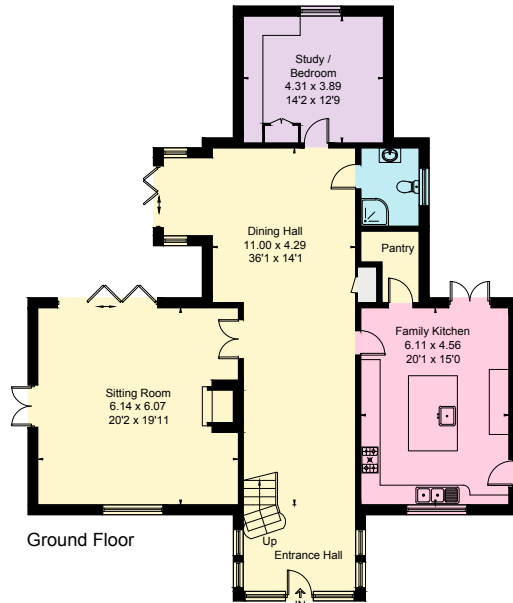
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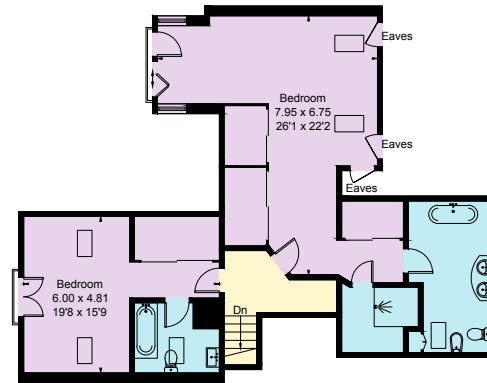
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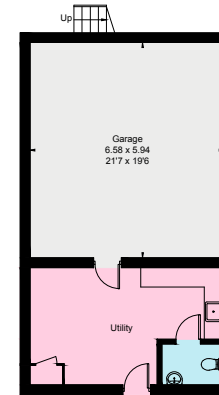
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Ground Floor

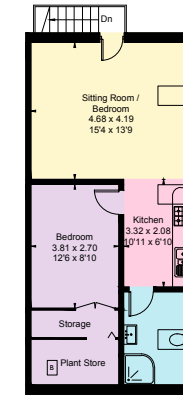


First Floor

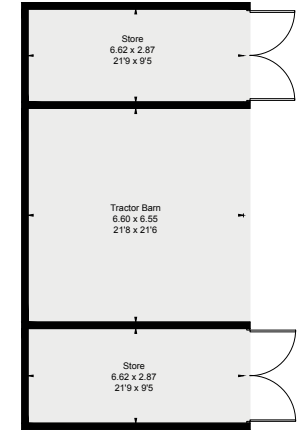


Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor



(Not Shown In Actual Location / Orientation)

Knight Frank Basingstoke

Matrix House

Basing View

Basingstoke

RG21 4FF

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I would be delighted to tell you more

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Particulars dated June 2024. Photographs and videos dated May 2024.

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