



# Long Court Farm

Brocks Green, Ecchinswell, West Berkshire

**STRUTT  
& PARKER**

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## A peaceful farm site with a modern farmhouse, outbuildings and extensive paddocks, in a convenient setting

A well-appointed farmhouse set in peaceful rural position five miles south of Newbury. The property includes extensive farm outbuildings, with barns, stables and workshop space, while there are also open fields and paddocks, surrounded by mature woodland and with rolling open countryside beyond.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**DRIVEWAY**



**ABOUT 9.5 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,119 SQ FT**



**GUIDE PRICE £1,350,000**



### The property

Long Court Farm is an impressive rural property that offers almost 4,000 square feet of farm outbuildings, with the potential for use as a working smallholding. The farmhouse provides well-appointed accommodation with modern styling and attractive fittings, while outside, the land is bordered by mature woodland for a sense of peace and seclusion.

The farmhouse has a welcoming reception hall with a full-height window bringing plenty of natural light, as well as wooden flooring and an oak turned staircase leading to the first-floor landing. Off the reception hall there is a generous sitting room, which has a splendid brick-built feature fireplace with a weathered oak lintel, plus windows to the front and rear, including French doors opening to the rear garden. The ground floor also has an open-plan kitchen and dining room of similar proportions to the sitting room, fitted with shaker-style units, wooden worktops and a range cooker recessed into the brick-built fireplace also with a weathered oak lintel, while also offering space for a family dining table. The adjoining utility room provides

further space for home storage and appliances.

There is one double bedroom on the ground floor, which could be used as a further reception room, while upstairs there are two additional spacious double bedrooms. These include the principal bedroom with its en suite shower room, and bedroom two which has scope to be subdivided into two bedrooms, if desired. The first floor also has a family bathroom with a freestanding roll-top bathtub, which has a shower attachment. A further shower room can be found on the ground level.

### Outside

Long Court Farm is accessed via a singletrack access lane, with mature hedgerows and overhanging trees to one side, and open grassy paddocks to the other. The lane leads to the house and to the farm courtyard, off which there is access to the main detached outbuilding, which includes six stables, a tack room, a butchery, a barn, a workshop, an office and shower facilities. There are also two further stables buildings,



## Outside

The land extends to approximately 9.5 acres and features several large grassy paddocks for grazing livestock. The farmhouse itself is surrounded by gardens with lawns and border hedgerows, and also offers a southwest-facing patio.

## Location

Ecchinswell is a charming, picturesque, small village on the edge of the North Wessex Downs Area of Outstanding Natural Beauty. The village has a number of amenities, including a village hall, a pub, and a primary school. It is also well-connected, with good road links to the nearby towns of Newbury and Basingstoke. Close by is the larger village of Kingsclere which has a variety of everyday amenities, including a village shop and pub. The bustling market town of Newbury is six miles away, with its excellent shopping, leisure facilities and choice of supermarkets. The choice of schools in the area is excellent, with the independent schools of Cheam, Horris Hill and St. Gabriel's all within easy reach. The area is well connected by road with the A339 providing access to Newbury, Basingstoke and both the M3 and M4, which are 10 and 11 miles away

respectively. Newbury's mainline station provides regular services to London Paddington, taking approximately 40 minutes.

## Agents Note

The property is subject to an agricultural occupancy restriction which is defined below:

"The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry in accordance with the advice contained within the National Planning Policy Framework (March 2012) and saved Policy D7 of the Basingstoke and Deane Local Plan 1996-2011"

Enquiries relating to this restriction should be made to the local planning authority.



## Distances

- Newbury 4.7 miles
- Thatcham 5.4 miles
- Basingstoke 12.7 miles

## Nearby Stations

- Newbury (Paddington from 40 mins)
- Basingstoke (Waterloo from 45 mins)

## Key Locations

- Highclere Castle
- Greenham Common
- Newbury Racecourse

## Nearby Schools

- St Bartholomew's School
- St Gabriel's School
- Cheam School
- Horris Hill School
- Park House School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 2,119 sq ft (197 sq m)

Outbuildings 3,808 sq ft (354 sq m)

For identification purposes only.

## Directions

Post Code RG20 4UP

what3words: ///cleanest.prepped.stove

## General

Local Authority: Basingstoke and Deane Council

Services: Mains services water and electric. LPG central heating. EV charging point.

This property has a private drainage system which may not comply with current regulations. Further details available from the agent.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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## Newbury

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