



Oak Cottage, Ecchinswell, Newbury,
Berkshire

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Oak Cottage, Ecchinswell, Newbury, Berkshire RG20 4UA

An enchanting Grade II listed 4 bedroom cottage, with beautiful interiors, and an enchanting garden including swimming pool and tennis court.

Kingsclere 2 miles, Newbury 6 miles, (London Paddington 40 mins) Whitchurch 8 miles (London Waterloo 60 mins) Basingstoke 10 miles

Drawing room | Family room | Study | Kitchen Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite Family bathroom | Garage | Shed | Pool room Garden | EPC Rating F

The property

Oak Cottage is a charming Grade II listed thatched cottage that dates from the early 17th century. In recent years, a stylish, modern tile roof extension has been added to the rear of the property. The cottage features splendid brick and timber elevations and character details inside. Outside, there is a delightful garden that includes a tennis court and swimming pool.

The accommodation is beautifully presented, with elegant, understated modern fittings complementing the exposed timber beams and other original details. On the ground floor, the comfortable drawing room has a dual aspect, including a door opening onto the rear garden, as well as a grand, brick-built inglenook fireplace. There is also a useful study, while at the rear, the timber-clad modern extension has a spacious family room with tiled flooring, plenty of natural light and two sets of French doors opening onto the garden. Also on the ground

floor, the kitchen features shaker-style units, a central island and an Everhot range cooker, with the adjoining utility room providing further space for appliances and storage.

The principal bedroom is in its own private first-floor area above the family room. It features a vaulted ceiling, a Juliet balcony overlooking the gardens, as well as an en suite bathroom with an over-bath shower. The main first floor area offers two further bedrooms, one of which is en suite, plus a family bathroom. There is an additional bedroom on the second floor.

Outside

At the front of the property, the gravel driveway provides access to the house and parking space for several vehicles. There is also a detached double garage for further parking or workshop space. The garden includes beautifully maintained lawns, well-stocked border beds, areas of meadow, established hedgerows and various mature trees, as well as paved terracing for al fresco dining. There is also an outdoor heated swimming pool with a pool house and a paved sun terrace, plus a hard tennis court enclosed by chain link fencing. The gardens overlook beautiful mature parklands.

Location

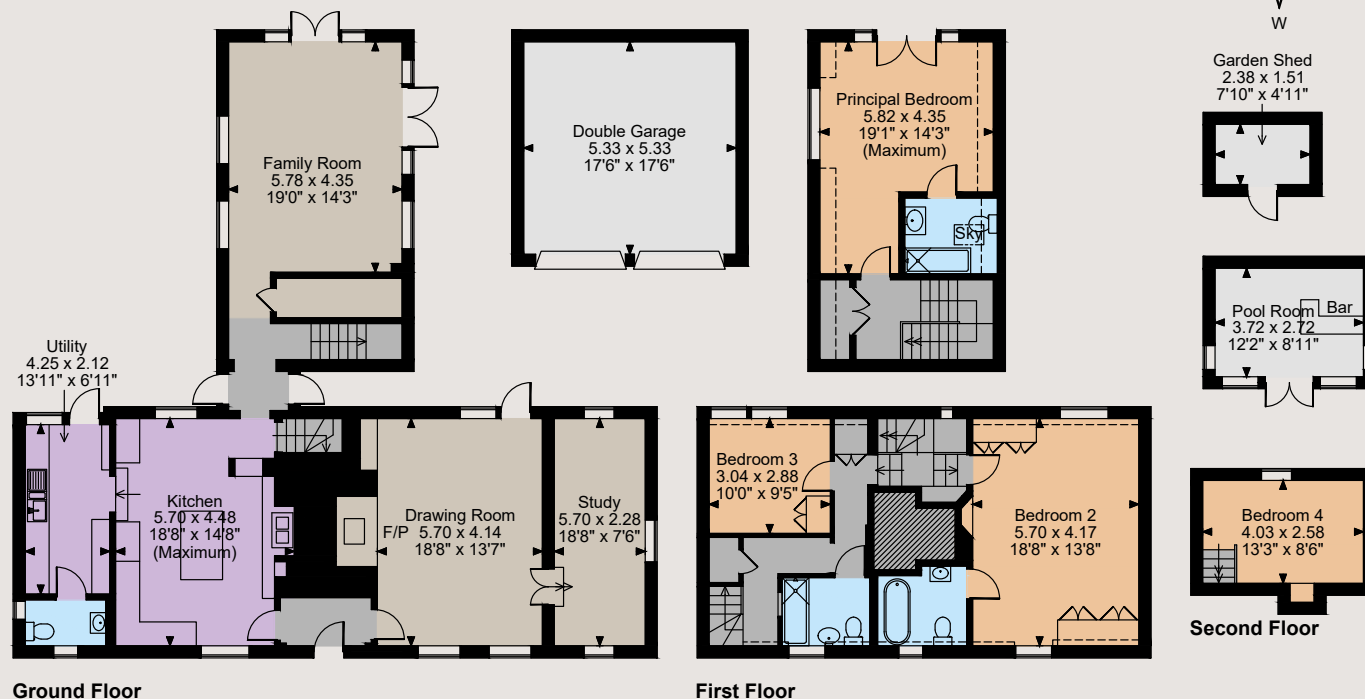
Ecchinswell is a small village on the edge of the North Wessex Downs Area of Outstanding Natural Beauty. There is a local pub and a village hall in Ecchinswell, while the larger village of Kingsclere, less than two miles away, has a variety of everyday amenities, including a village shop and a pub. The bustling market town of Newbury is six miles away, with its excellent shopping, leisure facilities and choice of supermarkets. The choice of schooling 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.





Floorplans

House internal area 2,388 sq ft (222 sq m)
Double garage intern area 306 sq ft (28 sq m)
Pool Room & Garden Shed internal area 149 sq ft (14sq m)
Total internal area 2,843 sq ft (264 sq m)



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

□ □ □ □ Denotes restricted head height

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Directions

From Newbury take the A339 towards Basingstoke, go past St Gabriel's School and turn left at the roundabout. Continue on the A339 and turn right at the roundabout onto Ash Road signposted Bishops Green and Ecchinswell, follow the road all the way through the village. The Property can be found on the left hand side before the primary school.

General

Local Authority: Basingstoke & Deane Council
Tel: 01256 844844

Services: Mains electricity and water. Private drainage system may not comply with current regulations, ask agent for further details

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,425,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

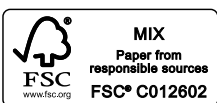
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