



Corner Cottage

Ecchinswell, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fabulous Grade II listed five-bedroom family house with secondary accommodation and tennis court

A pretty period village house of tremendous character in a special green environment with period features, flexible living accommodation and scope for improvement

	4 RECEPTION ROOMS		6 BEDROOMS		5 BATHROOMS
	DOUBLE GARAGE & CARPORT		APPROX 1.56 ACRES		FREEHOLD
	VILLAGE		3,085 - 4,550 SQ FT		GUIDE PRICE £1,850,000



The property

Corner Cottage is a charming and well-proportioned Grade II listed house offering over 3,000 sq ft of attractive accommodation arranged over two floors. Originally dating from the 17th century, it showcases handsome Tudor-style elevations with exposed timber framing and brick infill. Inside, the property retains a wealth of period character, including timber beams and brick fireplaces balanced with modern comfort and practicality. The ground floor offers three generous reception rooms. At the front, the 25ft dual-aspect drawing room centres around a traditional brick fireplace, creating a welcoming focal point. To the rear, the sitting room features a woodburning stove and bi-fold doors opening onto the garden, flooding the space with natural light. The formal dining room also has doors to the terrace and adjoins the kitchen, offering excellent flow for entertaining. The kitchen is fitted with a range of wall and base units and integrated Neff appliances, including a double oven, induction hob and extractor, while a large utility room and walk-in larder provide valuable additional storage.

Upstairs, there are five well-presented double bedrooms. The principal bedroom includes built-in wardrobes and an en suite shower room. A further bedroom is also en suite, while three others have washbasins, one within a dressing room. A family bathroom serves the remaining bedrooms, with Jack and Jill access from the third bedroom. Additional accommodation is available in the self-contained annexe above the garage block. It includes a sitting room or office with kitchenette, a double bedroom with built-in storage and a bathroom. This area is ideal for guests, extended family or use as a private workspace or office/gym. A glazed garden room at the rear of the annexe offers a peaceful space to enjoy the outlook.

Outside

Corner Cottage sits within beautiful gardens backing onto open countryside. A five-bar wooden gate opens to a gravel driveway, providing ample parking and access to the detached garage and carport. The front garden features mature trees, established shrubs and mixed flower borders.





To the rear, the south and west facing gardens include sweeping lawns, mature planting and a terrace for outdoor entertaining. The grounds also feature a hard tennis court, paddock and stable.

Location

The property is located in the small village of Ecchinswell, 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 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. The area is well served by a wide choice of highly regarded schools.

Distances

- Kingsclere 2.6 miles
- Newbury 5.5 miles
- Basingstoke 11.6 miles

Nearby Stations

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

Key Locations

- Highclere Castle
- Newbury Racecourse
- Welford Park

Nearby Schools

- Cheam School
- Horris Hill
- Downe House
- Elstree School
- Bradfield College











Floorplans

House internal area 3,085 sq ft (287 sq m)
 Annexe internal area 794 sq ft (74 sq m)
 Double Garage internal area 311 sq ft (29 sq m)
 Mower Store internal area 124 sq ft (12 sq m)
 Double Carport internal area 236 sq ft (22 sq m)
 Total internal area 4,550 sq ft (423 sq m)

For identification purposes only.

Directions

Post Code: RG20 4TT

what3words: ///twinkled.salads.gliding

General

Local Authority: Basingstoke and Deane

Services: Mains drainage, electricity and water. Oil fired central heating in main house, electric heating in annexe.

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

Council Tax: G

EPC Rating: F

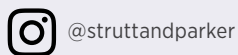
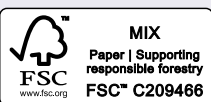
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