



# The Old Tannery

Ecchinswell, Hampshire



## A substantial Grade II listed Georgian family house, in need of modernisation, in a beautiful village setting.

An impressive, detached house with a large barn and outbuildings, set in almost two acres, in a prime position in a charming village.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**SUBSTANTIAL OUT BUILDINGS**



**APPROX 1.8 ACRES**



**FREEHOLD**



**RURAL/ VILLAGE**



**3,553 - 10,947 SQ FT**



**GUIDE PRICE £1,500,000**



### The property

The Old Tannery is a delightful Grade II listed detached property offering an excellent opportunity for updating a much loved, but tired village house. Positioned in the picturesque village of Echinswell with its many period homes, The Old Tannery was built in the early 19th Century and boasts plenty of characterful period features including sash windows and original fireplaces. The house opens into a formal hallway with reception rooms either side. The ground floor has four spacious and well-proportioned reception rooms including a formal drawing room, comfortable sitting room and dining room. Three of the rooms have open fireplaces and one enjoys French doors leading to a generous and well stocked garden. The kitchen provides plenty of storage space and scope for development with all the necessary consents. There is also a utility room and scullery. From the hall the staircase leads to the first floor and again up to the second floor. On the first floor there are four large bedrooms with the principal bedroom benefiting from an en suite. There is another smaller bedroom on the first floor and a further room on the

second floor. All the bedrooms are light and airy and command delightful views. In addition to the main house there is a separately Grade II listed Old Tannery building (approximately 1,800 sq ft) which has served as garaging, workshop and stables with additional amenity space on the first floor. There is also a large agricultural barn of approximately 4,700 sq ft which is subject to an overage development clause. Please ask the agents for further details.

### Outside

The Old Tannery sits within the charming village of Echinswell. It nestles between other period properties but also benefits from a rural feel as it backs on to rolling countryside. The expansive garden wraps around the house and includes mature trees and shrubs. A private drive sweeps past the front of the house culminating in a parking area by the large barn.













## 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.

## 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

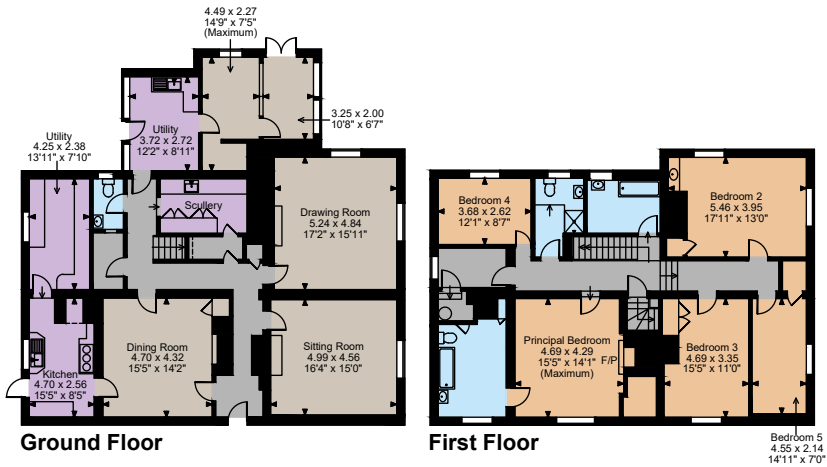






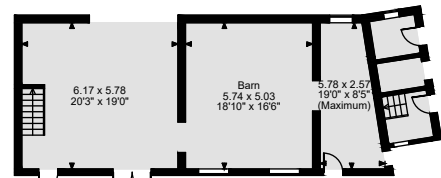




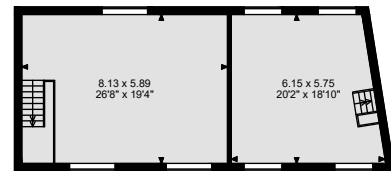


**Ground Floor**

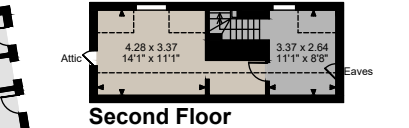
**First Floor**



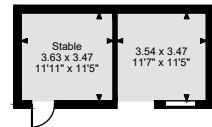
**Old Tannery Ground Floor**



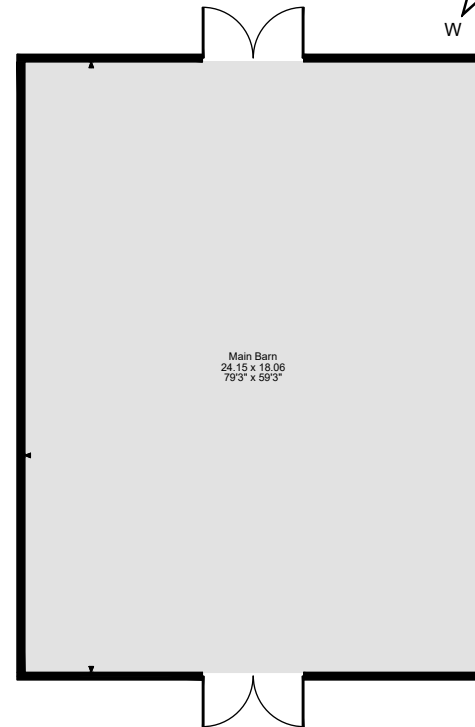
**Old Tannery First Floor**



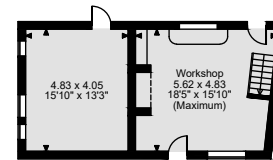
**Second Floor**



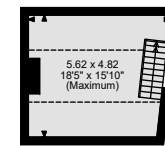
**Stable**



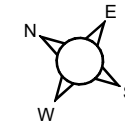
**Main Barn**



**Workshop Ground Floor**



**Workshop First Floor**



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 3,553 sq ft (330 sq m)
- Workshop building internal area 611 sq ft (57 sq m)
- Outbuildings internal area 4968 sq ft (462 sq m)
- Old Tannery internal area 1,815 sq ft (169 sq m)
- Total internal area 10,947 sq ft (1,017 sq m)

For identification purposes only.

**Directions**

Post Code RG20 4UQ

what3words: ///folds.mere.forgiving

**General**

Local Authority: Basingstoke and Deane

Services: Mains water, drainage and electricity, Oil fired aga, wood burning stove, electric heaters

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

Council Tax: Band G

EPC Rating: G

Wayleaves and easements: There is a right of way across the property. Please ask the agents for further details.

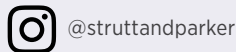
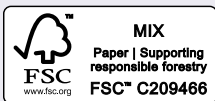
**Newbury**

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