



Bramley Cottage

Ecchinswell, Hampshire

A delightful Grade II listed period family home, in a beautiful village setting

A splendid detached period property with plenty of character, positioned in the sought after village of Ecchinswell.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE/OUTBUILDING



0.3 ACRES



FREEHOLD



VILLAGE



2,830 SQ FT



**GUIDE PRICE
£1,000,000**



The property

Bramley Cottage is a charming and well proportioned, Grade II listed home, offering over 2,800 sq ft arranged over two floors and set in inviting gardens of approximately 0.3 acres. Set in the heart of the delightful, sought after village of Ecchinswell, Bramley Cottage enjoys easy access to open countryside. The property originally dates from the 19th century and retains some lovely original, period features. The house provides comfortable and well laid-out accommodation with well-proportioned rooms that enjoy plenty of natural light. There are three reception rooms enjoying both front and rear aspects. The drawing room benefits from a charming feature fireplace with a wood burning stove, whilst the double aspect dining room has plenty of natural light flooding the space. The hub of the home is the farmhouse-style kitchen/breakfast room which is fitted with a range of wooden cabinets and a large range cooker and French windows lead out into the sunny west-facing garden. Stairs from the drawing room lead down to a spacious cellar.

Towards the rear of the house is a spacious guest suite ideal for guests or extended family.

Upstairs there are four good sized bedrooms, one with en-suite shower room, and a large family bathroom.

Outside

Bramley cottage sits in the charming village of Ecchinswell, nestled between other period properties but close to rolling countryside. The gravel drive provides parking for at least two cars and leads to the spacious garage. The generous garden, mainly at the rear of the house, is west facing, enjoying the afternoon and evening sun and stretches to approximately a third of an acre. Informal in its layout the garden includes mature trees and shrubs to provide interest. There is also a substantial timber summer house at the end of the garden, useful as a home office or gym.



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 less than 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)

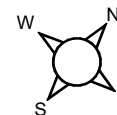
Key Locations

- Highclere Castle
- Newbury Racecourse
- Welford Park

Nearby Schools

- Cheam School
- Thorngrove School
- Downe House
- Bradfield College
- Elstree School





Floorplans

Main House internal area 2,338 sq ft (217 sq m)

Garage internal area 135 sq ft (12 sq m)

Store and summer house internal area 357 sq ft (33 sq m)

Total internal area 2,830 sq ft (263 sq m)

For identification purposes only.

Directions

RG20 4UB

what3words: ///fuses.gardens.lilac

General

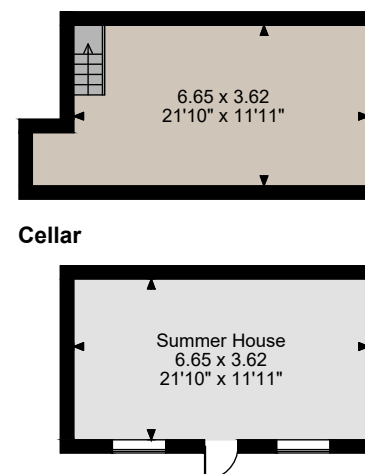
Local Authority: Basingstoke and Deane

Services: Mains drainage, electricity and water. Oil fired central heating

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

Council Tax: G

EPC Rating: E



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

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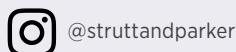
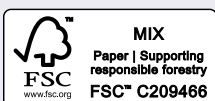
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