



1 CLERE COTTAGES

Guide Price £585,000

Carter Jonas

1 CLERE COTTAGES ECCHINSWELL RG20 4UQ

- Newbury town and mainline station to London Paddington 3 miles
- M4 (J13) 6 miles
- A34 3 miles

Entrance hall with cupboard and cloakroom · sitting room with attractive wood burner · large and impressive kitchen/ diner with views and access onto gardens · 3 comfortable bedrooms · modern bathroom · private driveway · wonderful gardens and patio to a sunny south easterly aspect · excellent side space with useful store buildings · excellent location · great potential to extend with space to the side and rear · Energy Rating D

SITUATION

1 Clere Cottages is very well located on the edge of the village benefitting from a corner position in a small collection of attractive village houses. There are numerous walks nearby through lovely countryside, one in particular gives a pleasant circuit of the village through fields opposite the house. Ecchinswell is a well-regarded, peaceful village surrounded by attractive countryside and close to Watership Down. It lies just to the south of the A339 which is the Newbury to Basingstoke road. Kingsclere is nearby, a lovely village with a good selection of shops, pubs and a post office. Ecchinswell is a friendly community which benefits from a well-respected primary school and the excellent Royal Oak public house. The village is also very well placed for easy access to good road networks and local business centres, as well as Newbury and Basingstoke for mainline trains to Paddington and Waterloo respectively.

DESCRIPTION

A superbly presented house, much improved by the current owners. From the front door the entrance hall gives storage and a cloakroom before a turned staircase leads to the first floor. To the right side there is a comfortable sitting room with recently fitted wood burner and black

A CHARMING SEMI-DETACHED VILLAGE HOUSE WITH BEAUTIFUL PRIVATE GARDENS WITH COUNTRYSIDE VIEWS, WELL LOCATED ON THE EDGE OF THIS DESIRABLE VILLAGE TO THE SOUTH OF NEWBURY. THE PROPERTY BENEFITS FROM BRIGHT, SPACIOUS AND HIGH QUALITY ACCOMMODATION WITH AN IMPRESSIVE KITCHEN/DINER ONTO LOVELY PATIO AND GARDEN, 3 BEDROOMS, AND GENEROUS PARKING.



granite hearth. A particular feature of the house is the impressive kitchen/diner, modern and fully equipped with Bosch appliances with breakfast bar leading to a spacious dining area with views through double doors opening onto the patio and across the gardens. Upstairs the feeling of quality and light continue with 3 comfortable bedrooms, a large landing with extensive built-in wardrobes and a fully tiled modern bathroom with shower.

OUTSIDE

The cottage is set in beautifully tended gardens generally facing south-east, from the rear of the house there is a sizable patio which leads around to the side of the property, a useful additional space with gated access to the front and with light and powered store buildings for garden equipment and oil tank. From the patio short steps lead to well tended lawns and the gardens open up with high hedging on the right side and stepping stone path to a useful store shed on a concrete base. To the left there is an area of banking with a barked path leading up to the gardens crowning glory, a substantial additional patio, perfectly private and giving a lovely countryside vista over fields opposite.

ADDITIONAL INFORMATION

Tenure: Freehold

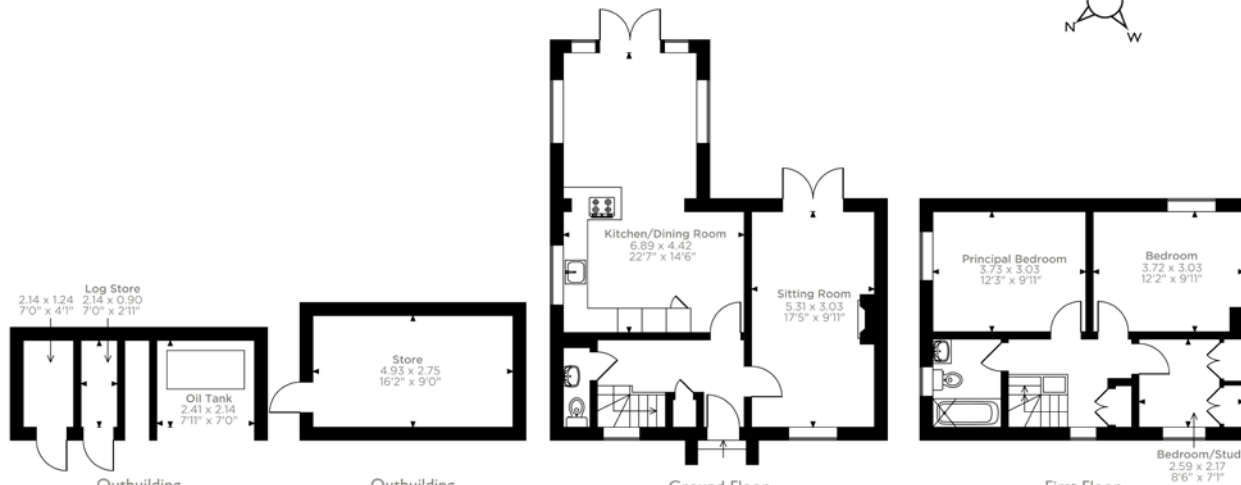
Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band C



1 Clere Cottages, Ecchinswell, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 95 Sq M/1022 Sq Ft
 Outbuildings = 26 Sq M/280 Sq Ft
 Total = 121 Sq M/1302 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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