



1 PALMERS YARD

Guide Price £825,000

Carter Jonas

1 PALMERS YARD ECCHINSWELL RG20 4TR

- Newbury town and mainline station to Paddington (45mins) 3 miles
- Kingsclere Village 3 miles, Basingstoke and Waterloo line 8 miles
- M4 (J13) 6 miles
- A34 3 miles

Covered porch · large entrance hall with cloakroom · turned staircase with cupboard · study · reception/4th bedroom with easy access to possible cloakroom conversion to shower room · sitting room · spacious and modern kitchen · utility room · upstairs with 3 bedrooms main bedroom with ensuite shower and bath · 2nd bedroom with ensuite shower and 3rd bedroom with adjacent access to family bathroom · double drive · detached garage · private south west facing garden · double-glazing · quiet cul-de-sac location · Energy Rating D

SITUATION

Ecchinswell is a small village surrounded by attractive countryside close to Watership Down. It lies just to the south of the A339 which is the Newbury to Basingstoke road. Although it is a quiet village, it has a lively community with a well respected village primary school. It 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

This attractive superbly appointed detached house offers extremely high quality spacious accommodation. A covered porch and front door opens to a generous entrance hall with cloakroom with all principal rooms accessed from here.

A SUBSTANTIAL HIGH QUALITY DETACHED VILLAGE HOUSE SET IN BEAUTIFULLY TENDED GARDENS AND BENEFITTING FROM SUPERBLY APPOINTED ACCOMMODATION INCLUDING SPACIOUS AND FLEXIBLE LIVING SPACE WITH IMPRESSIVE KITCHEN, LOVELY LIVING ROOM AND OPTIONAL GROUND FLOOR 4TH BEDROOM. 3 FURTHER BEDROOMS 2 WITH ENSUITE, GARAGING AND DOUBLE DRIVE. WELL LOCATED.



To the right there is a reception room/4th bedroom with a useful adjacent cloakroom that could convert into a shower room. Further on is a comfortable rear sitting room with French windows onto the lovely patio and gardens. Upstairs the feeling of light and space continues with 3 generous bedrooms, 2 with ensuite and large landing, there is also an additional family bathroom with separate shower.

OUTSIDE

The property is very well located overlooking a pond to the front and with an area of front garden, at the rear of the house is a double drive and access to a detached garage, a gate gives access from here into the garden. The rear garden is a particular feature of the property with a large patio leading from the house with good quality garden room this leads to a lovely lawn with an attractive wall with an impressive wisteria giving good privacy.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

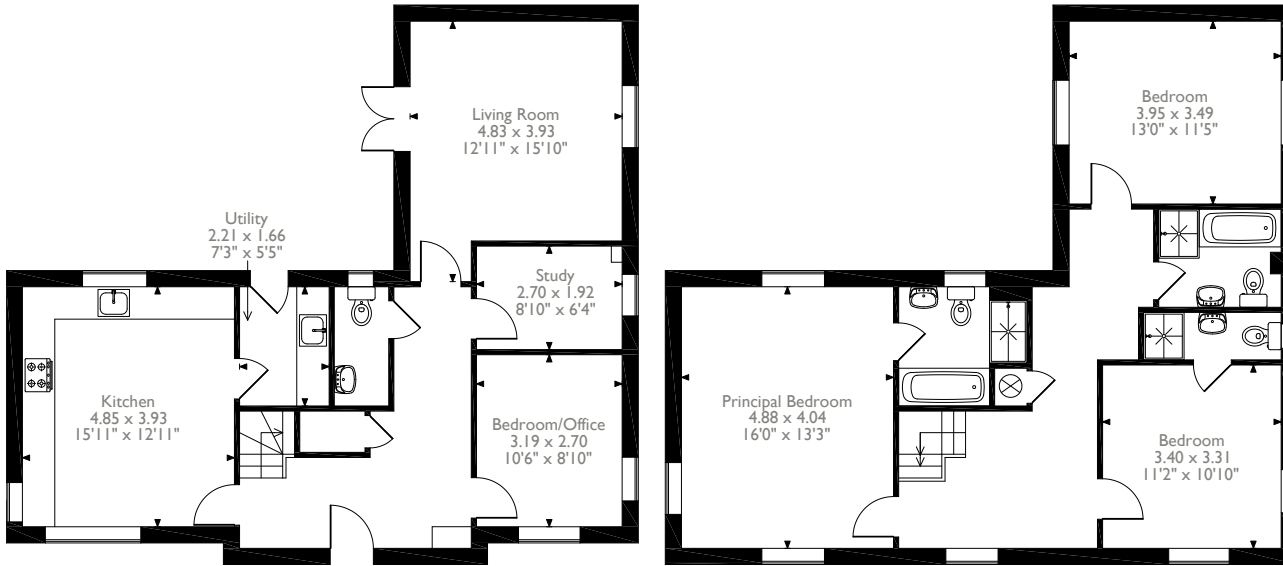
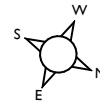
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 4TR



I, Palmers Yard, Ecchinswell, Newbury, Hampshire
 Approximate Gross Internal Area
 143 Sq M/1539 Sq Ft



Ground Floor

First Floor

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		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

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