

HILLIER & WILSON



Hazel House
Ecchinswell

Hazel House Ecchinswell Hampshire RG20 4UH

A beautifully presented four bedroom family home set back from the lane in the charming village of Ecchinswell. The property has been modernised by the current owners and benefits from generous room proportions, a home office/summer house in the garden, oil fired central heating, uPVC double glazing and garage. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, newly fitted modern kitchen and utility room. Upstairs, there is a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, there is a stunning and enclosed south easterly facing rear garden that measures in excess of 120ft in length and is mainly laid to lawn with tree/hedge borders, a home office/summer house and a patio seating area; whilst to the front, there is off road parking via a newly block paved driveway. Ecchinswell is located in an Area of Outstanding Natural Beauty which sits just on Hampshire/Berkshire border with Watership Down close-by. There is a thriving community in the village, along with a church and well regarded CE primary school and Royal Oak Public House. The property is also well placed for access to the M3, M4 and A34. NO ONWARD CHAIN.

Services:

Mains services are connected.
(except gas)

EPC: C

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

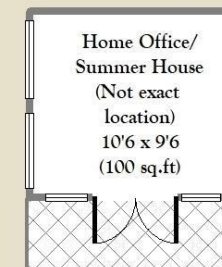
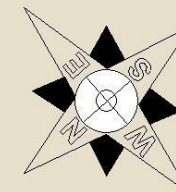
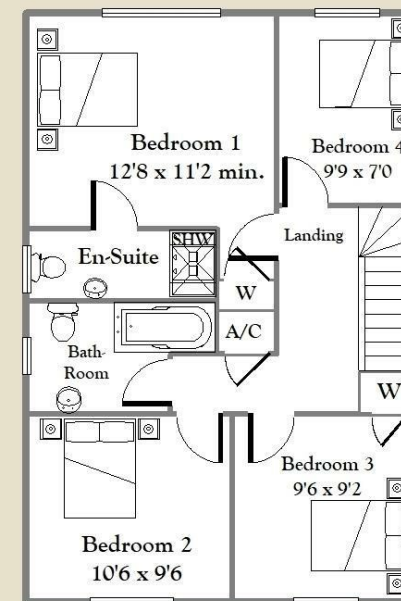
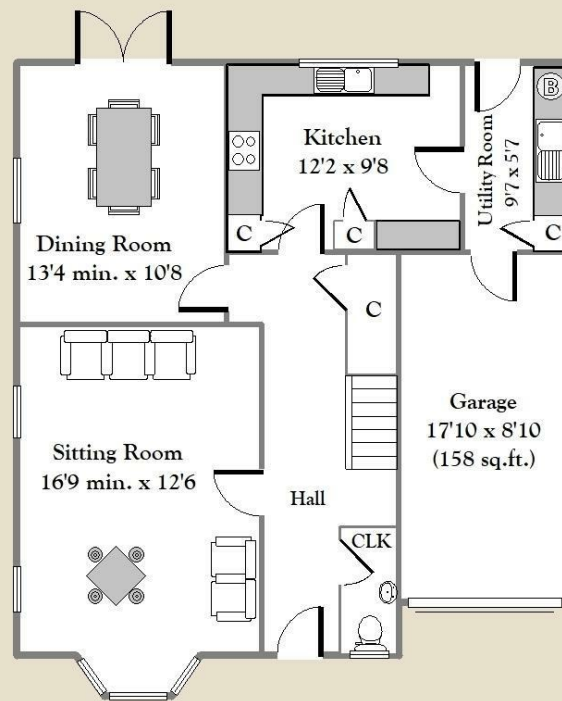
Directions

From the offices of Hillier & Wilson proceed south on the A339 at the Swan Roundabout take the first exit towards Basingstoke, at the next roundabout take the third exit signposted Bishops Green and Ecchinswell. Continue along Ecchinswell Road and eventually, after entering the village, you will pass both the church, the primary school, and Royal Oak, past the Kingsclere turning; a short distance after this, the property will be found set back on the left hand side.





Hazel House, Ecchinswell



APPROX. GROSS INTERNAL FLOOR AREA 1560 sq.ft. (144 sq.m) (Including garage & Home Office)
For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

