

# HILLIER & WILSON



*Vine Cottage, Mill Lane, Ecchinswell, RG20 4UD*

## Vine Cottage Mill Lane, Ecchinswell

A charming four bedroom character home dating back to the 1800's located in the popular village of Ecchinswell. The property boasts a generous plot measuring 1/4 acre and benefits from oil fired central heating, double glazing and off road parking. The ground floor comprises entrance porch, storage, kitchen/breakfast room, utility room, home office/family room, dining hall, cloakroom and sitting room with log burner. Upstairs there are four double bedrooms (all of which have built-in storage) and a family bathroom. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. To the front there is a substantial space for off road parking via 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.





- FOUR BEDROOM SEMI-DETACHED CHARACTER HOME
- DATING BACK TO THE 1800'S
  - POPULAR VILLAGE OF ECCHINSWELL
- SHORT DRIVE TO NEWBURY
  - GENEROUS SIZED PLOT
  - OFF ROAD PARKING VIA DRIVEWAY

Services:  
Mains services are connected (Except gas)

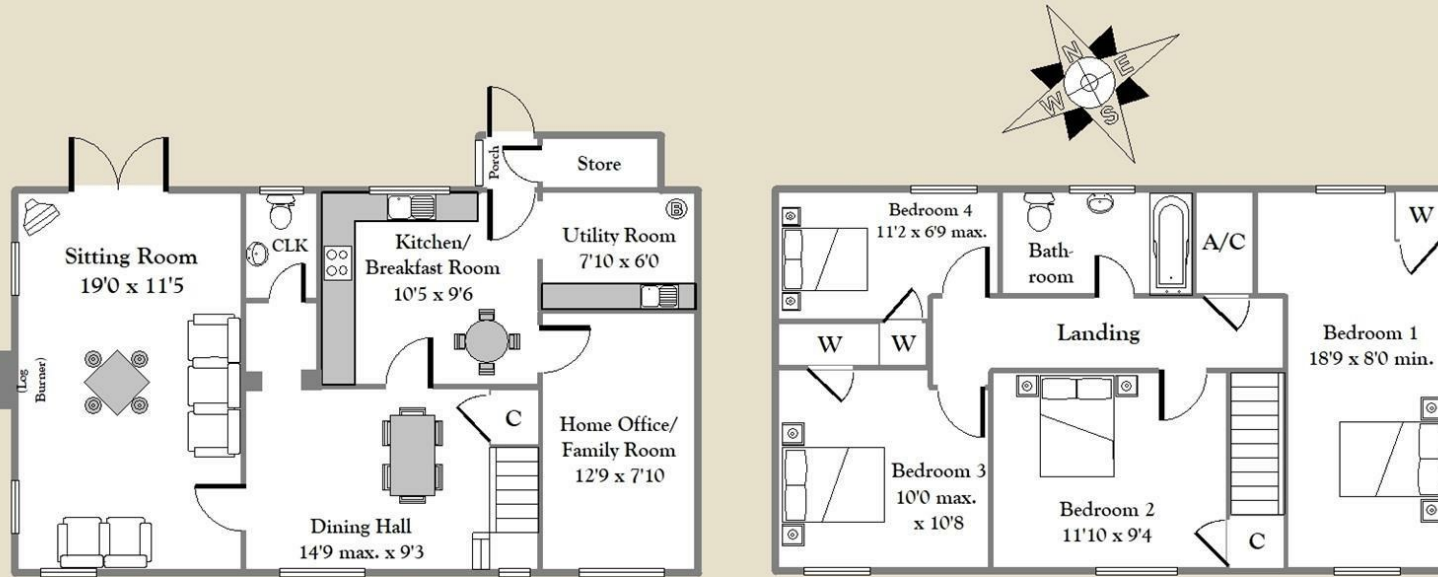
EPC: Rating D  
Full results can be sent on request

Council Tax: Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1349 sq.ft (125 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD

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.

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Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)

