



ORCHARD COTTAGE, ECCHINSWELL

Berkshire, RG20 4UQ



CHARMING FAMILY HOME WITH SOUTH-FACING RURAL VIEWS

Occupying a superb position on the edge of a sought-after village, this spacious and versatile family home offers flexible accommodation and enjoys far-reaching south-facing views over countryside sitting in a plot of about 0.66 acres.



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2



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EPC

B

Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Ground source heat pump. Rain water harvesting.



EXCELLENT ENERGY EFFICIENCY HOME

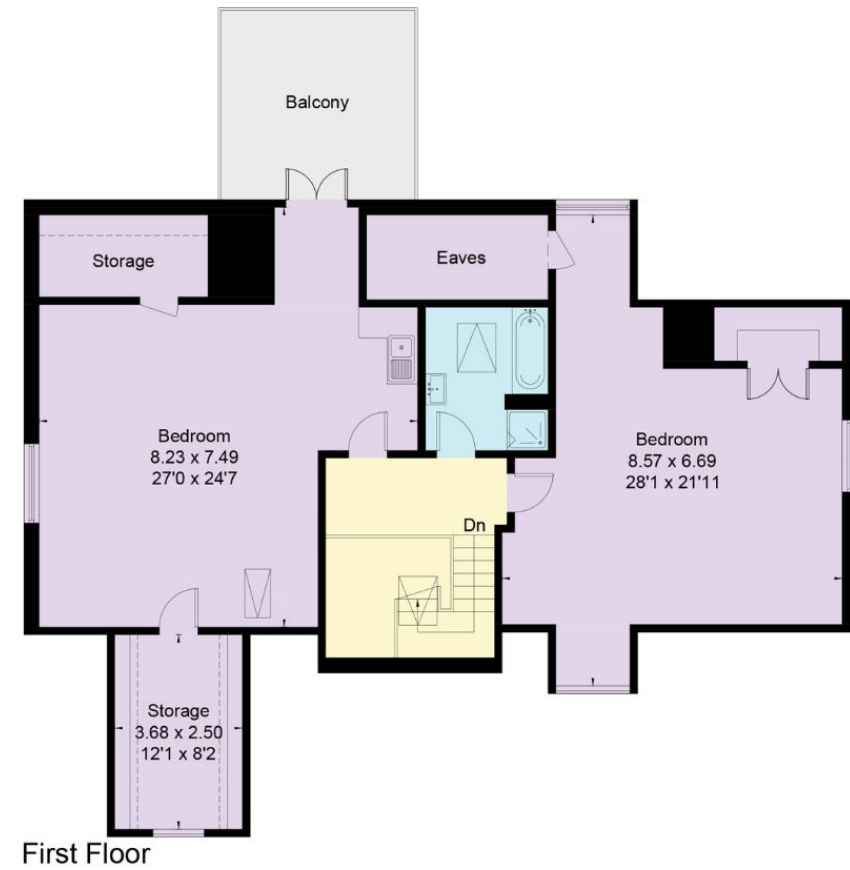
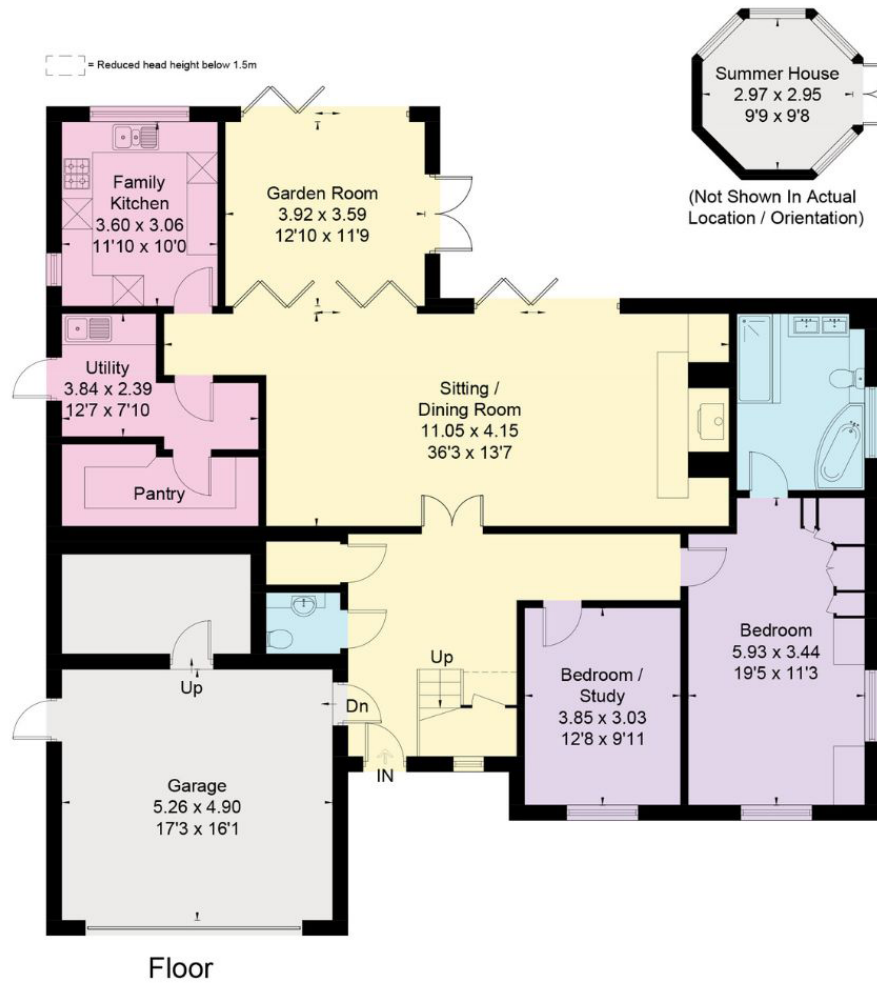
The ground floor welcomes you with a generous entrance hall leading to spacious interiors. Double doors open into a large sitting room with a striking brick fireplace and wood-burning stove. Bi-fold doors connect this room to the garden room and outside terrace. The bright garden room offers wonderful rural panoramic views. The family kitchen is easily accessed from the sitting room and offers ample space for daily living. A utility room with pantry enhances the practical layout. Also on the ground floor are a double bedroom with an en suite, a versatile bedroom or study and a WC. Upstairs there is a large bedroom (potential to redesign if required) with a kitchenette, built-in storage and doors opening to a balcony. A further double bedroom and a family bathroom complete the first floor. Outside wooden gates open to a driveway with parking and access to an integral garage. A large rear terrace overlooks a well-maintained lawn bordered by mature trees and hedges, offering privacy and rural views.







Approximate Floor Area = 319.1 sq m / 3435 sq ft (Including Garage)
 Outbuilding = 7.2 sq m / 77 sq ft
 Total = 326.3 sq m / 3512 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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