



5 White Hill Ecchinswell Newbury RG20 4UF



## **5 White Hill Ecchinswell Berkshire RG20 4UF**

**Price Guide £459,950 Freehold**

**An older-style 1950s semi-detached home offering spacious accommodation over two floors, which has been tastefully and thoughtfully extended on the ground floor, now boasting great living space. Located in the sought-after village of Ecchinswell, which features a primary school, village hall, the well-known Royal Oak Inn, and St Lawrence Church. Fantastic walks nearby, including the famous Watership Down and Ladle Hill. Comprising Entrance Hall, dual aspect Sitting Room, separate Living/ Dining room, well-fitted and equipped Kitchen, Large Boot/Utility Room, and ground floor Shower Room. The first floor comprises three generous Bedrooms, the master being 21' long, a Landing and a family Bathroom. Outside to the front side and the rear, the property enjoys a private established garden laid mainly to lawn with well-stocked shrubs and flower borders with two patio areas. There is a Single Garage with a door to the Garden. Benefitting from gas-fired central heating and UPVC double Glazing.**

**No Ongoing Chain with Vacant Possession**

**Directions: Leave Newbury on the A339 towards Basingstoke. After passing the Greenham Common roundabout and just after the Thornford Road roundabout turn right signposted Ecchinswell. Proceed until reaching the village and just past the Royal Oak Inn take the second turning right into White Hill and the property will be found on the right hand corner.**



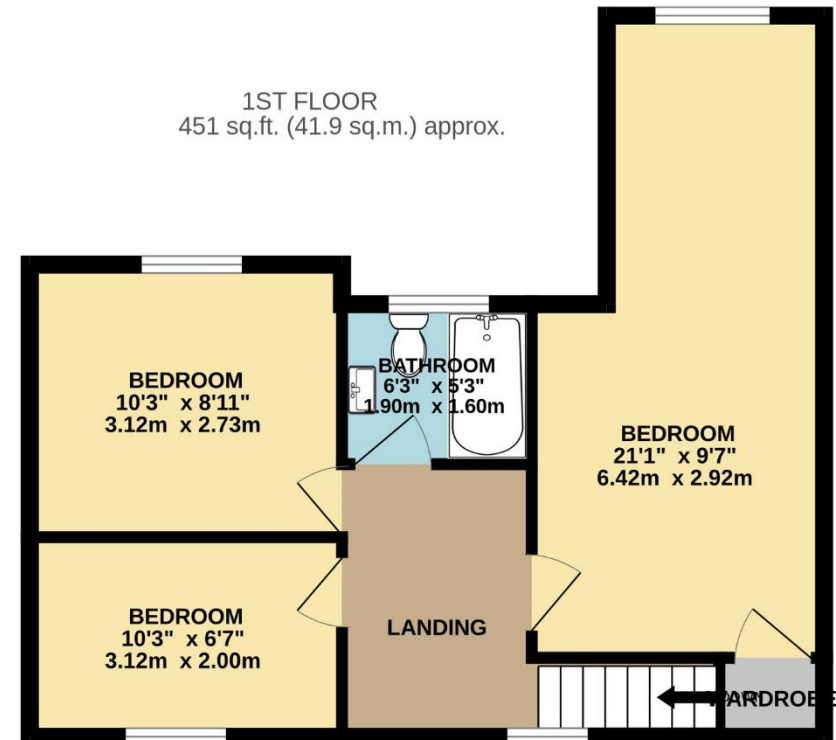
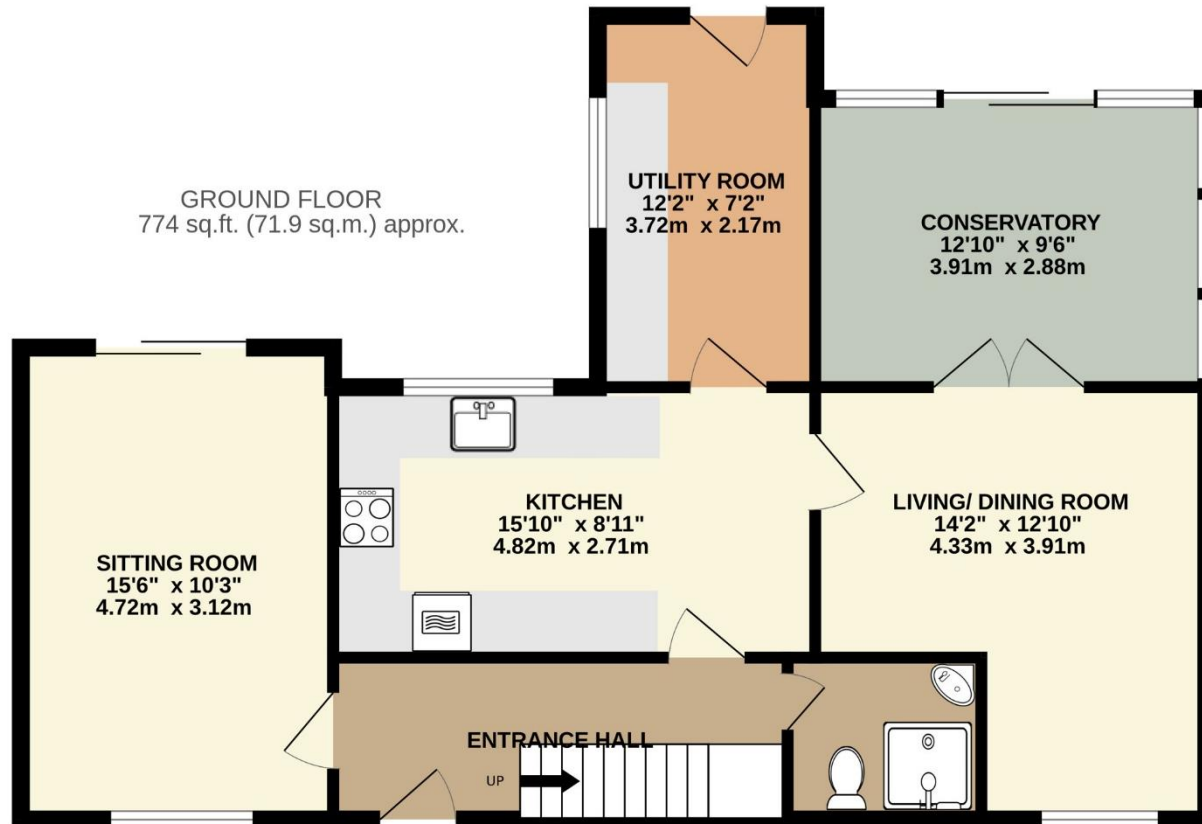
**Council Tax Band:** C                      **£1909.00 pa**

**Nearest Bus stop:**     **Roya Oak Inn     0.1 mile**

**Nearest Train station:** **Newbury 8.5 miles     ( Paddington )**

**Overton 7.5 miles     ( Waterloo )**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



**TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that and prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract



