



MARCHDOWN HOUSE

Eechinswell, Hampshire



AN IMPRESSIVE COUNTRY HOUSE

Combining elegant family living, superb ancillary accommodation and beautifully landscaped grounds in a highly desirable Hampshire setting.

Summary of accommodation

Marchdown House

Ground Floor: Entrance hall | Dining room | Drawing room | Library | Kitchen/breakfast/family room | Study
Playrooms | Utility room | Boot room | Shower room | Cloakroom

First Floor: Principal bedroom with adjoining bathroom and dressing room | Four further bedrooms all with adjoining bath/shower rooms

Marchdown Cottage

Ground Floor: Entrance hall | Sitting room | Kitchen/dining/family room | Study | Playroom/bedroom three | Utility room | Cloakroom

First Floor: Two bedrooms with ensuite bath/shower rooms

Outside

Four bay garage with extensive loft space above, plus ability to convert to accommodation under permitted development rights
Gardens | Terraces | Swimming pool | Pasture

In all approximately 4.6 acres

Distances: Kingsclere 3.5 miles, Newbury 6 miles (London Paddington from 41 minutes)
Basingstoke 12 miles (London Waterloo from 45 mins), Heathrow Airport 45 miles, Central London 62 miles
(All distances and times are approximate)

LOCATION

Marchdown House enjoys a private and peaceful rural setting to the north of the sought-after village of Ecchinswell, on the Hampshire/Berkshire border, close to Watership Down and the North Wessex Downs . Surrounded by some of the region’s most attractive countryside, the property offers a combination of tranquillity and accessibility, with excellent access to Newbury, Basingstoke, London and the wider transport network.

Ecchinswell offers a church, primary school, village hall and the Royal Oak public house, while the nearby village of Kingsclere provides a range of everyday amenities including a village shop, butcher, doctor’s surgery, hairdresser, galleries and a selection of pubs and restaurants. The market town of Newbury, approximately 4 miles away, offers an excellent selection of shopping, leisure and recreational facilities, including a Waitrose supermarket.

Communications are excellent, with the A34, M4 and M3 providing convenient road access in all directions. Direct rail services from Newbury reach London Paddington in around 40 minutes, whilst Basingstoke offers services to London Waterloo from approximately 45 minutes.

The area is renowned for its exceptional choice of both preparatory and secondary schools, including Cheam (3.1 miles), St Gabriel’s, Elstree, Downe House, Bradfield College, Radley, Wellington College and Marlborough College.

Recreational opportunities are exceptional, with walking and riding across the Downs, racing at Newbury, golf at Donnington Valley and Sandford Springs, and cultural attractions including The Watermill Theatre and The Vineyard Hotel & Spa at Stockcross, further enhancing the appeal of this highly desirable country location. The area is also renowned for its excellent dining, including Malverleys and The Woodspeen.



MARCHDOWN HOUSE

Completed in 2013, Marchdown House is an exceptional contemporary country house, thoughtfully designed to combine modern comfort and efficiency with timeless architectural detailing. Extending to beautifully proportioned accommodation throughout, the house offers an outstanding family home, finished to an exacting standard and ideally suited to both everyday living and entertaining.

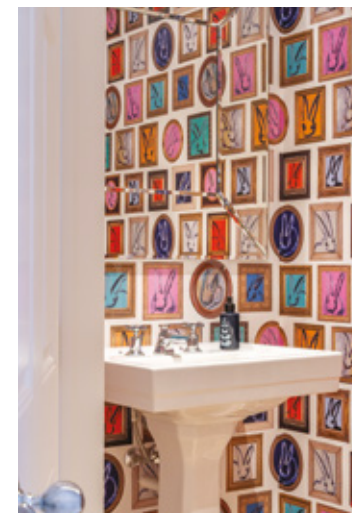
A striking galleried reception hall provides an impressive introduction and forms the central hub of the house, linking the principal reception rooms and creating an immediate sense of light and space. At the heart of the property is the superb open-plan kitchen/dining/family room, featuring bespoke walnut cabinetry, marble work surfaces, integrated appliances and a walk-in pantry. Bi-fold doors open onto the south-facing terrace, creating a seamless connection between the house and gardens.





The reception space is particularly well balanced, with an elegant drawing room centred around a fireplace and complemented by a library, incorporating a discreetly concealed bar. A formal dining room provides an ideal setting for entertaining, while a study, utility room, boot room and shower room support the practicalities of modern family life. A versatile two-storey playroom offers excellent flexibility and could readily be adapted to suit a variety of uses.

The first floor provides five generously proportioned bedroom suites, all benefiting from en suite bath or shower rooms. The principal suite is particularly impressive, with a dressing room and generous en suite bathroom, while the remaining bedrooms are all well-appointed doubles enjoying attractive views over the surrounding countryside.





GARDENS AND GROUNDS

Marchdown House is approached through electric gates flanked by traditional brick and flint walls, opening onto a sweeping gravel driveway that leads to the front of the house. The detached cottage and garaging are discreetly positioned to one side, ensuring a strong sense of privacy and arrival.

Set within just over 4.5 acres, the property enjoys beautifully landscaped gardens and grounds that complement its idyllic rural setting. Extensive terraces surround the house, with French doors from the principal reception rooms creating a seamless connection between the interior and outdoor entertaining spaces.

To the south, expansive lawns are framed by well-stocked herbaceous borders, providing year-round colour and interest. The heated swimming pool occupies a particularly attractive position to the south-east of the house, enclosed by brick and flint walls and enhanced by landscaping.

Beyond the formal gardens, the land extends into gently sloping pasture, with mature woodland beyond, creating a wonderful sense of seclusion and enjoying far-reaching views across the surrounding countryside.



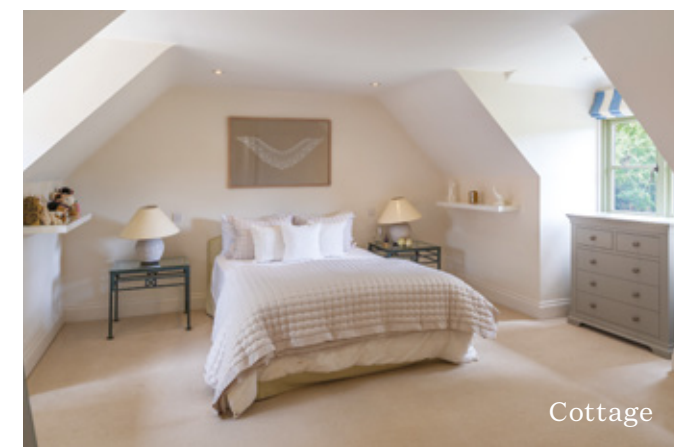


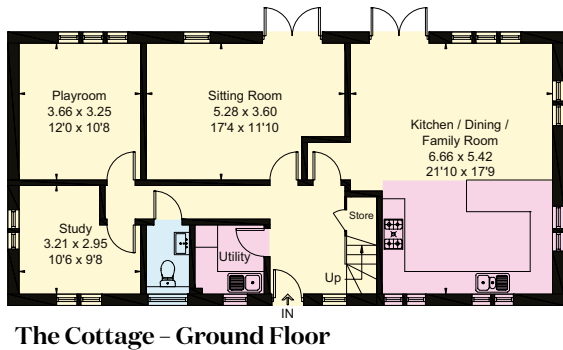
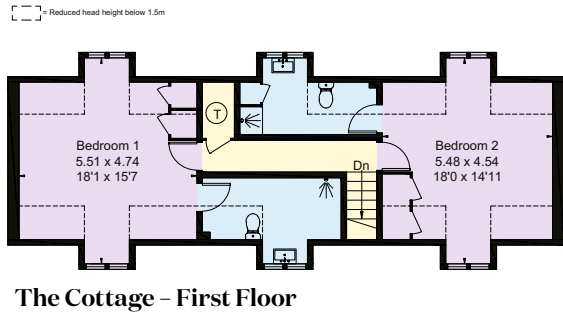
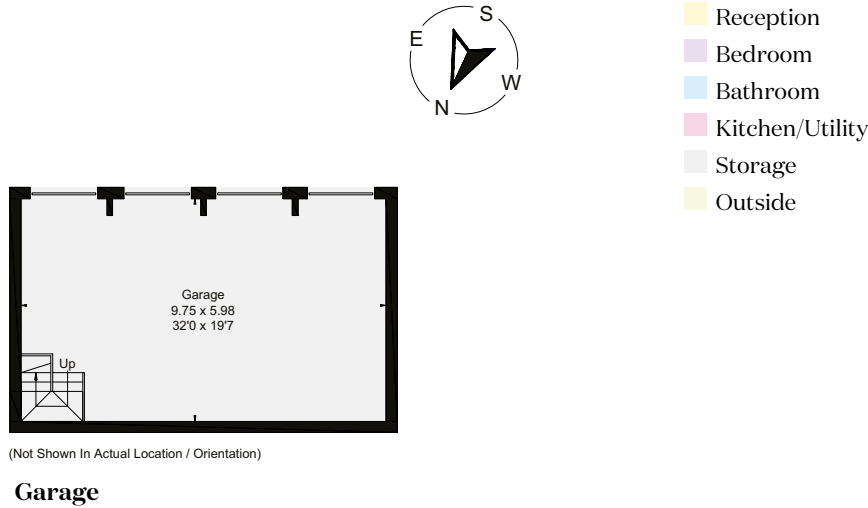
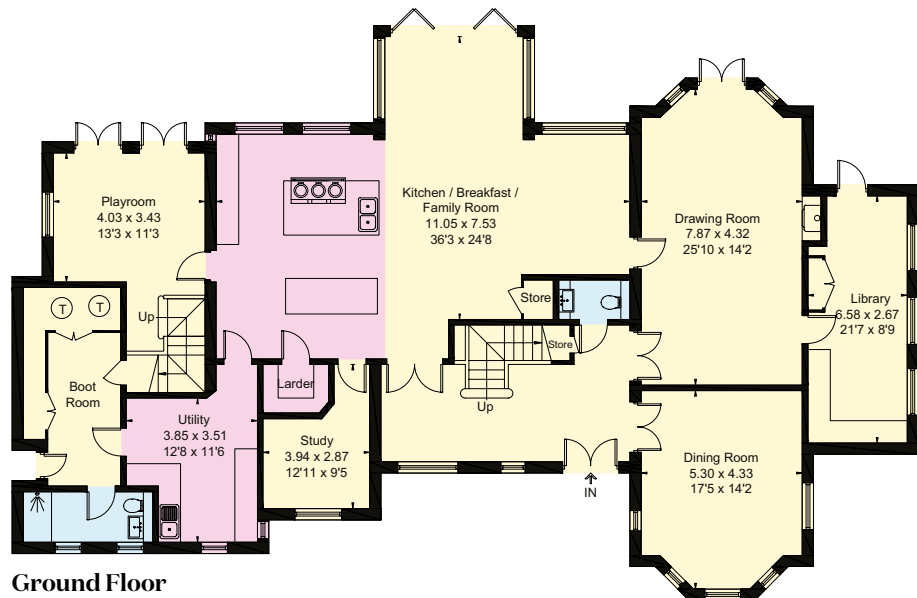
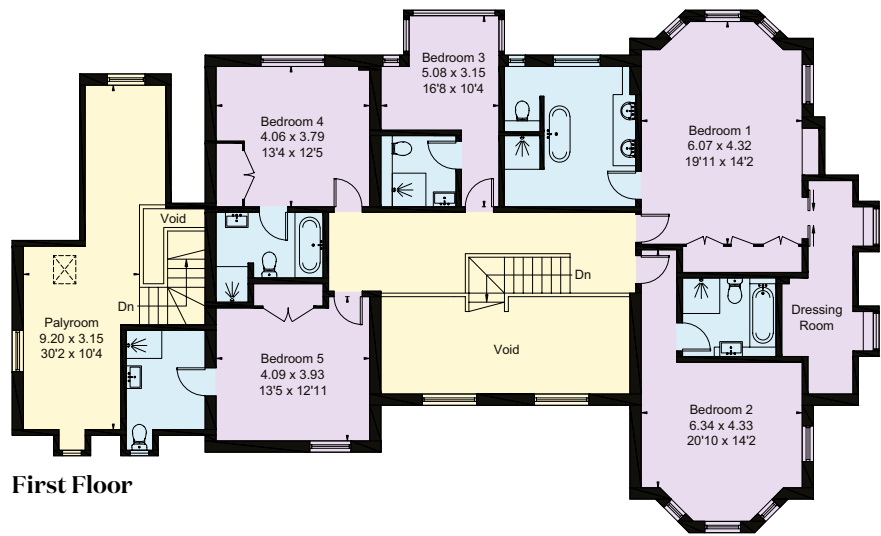
MARCHDOWN COTTAGE

Marchdown Cottage is an impressive secondary residence extending to over 1,700 sq ft, providing flexible accommodation ideal for guests, multigenerational living, staff or ancillary use.

The ground floor comprises a spacious open-plan kitchen, dining and family room, together with a sitting room, study, utility room and cloakroom. A further reception room offers flexibility as a playroom or third bedroom. Upstairs are two generous double bedrooms, each with an adjoining bath or shower room.

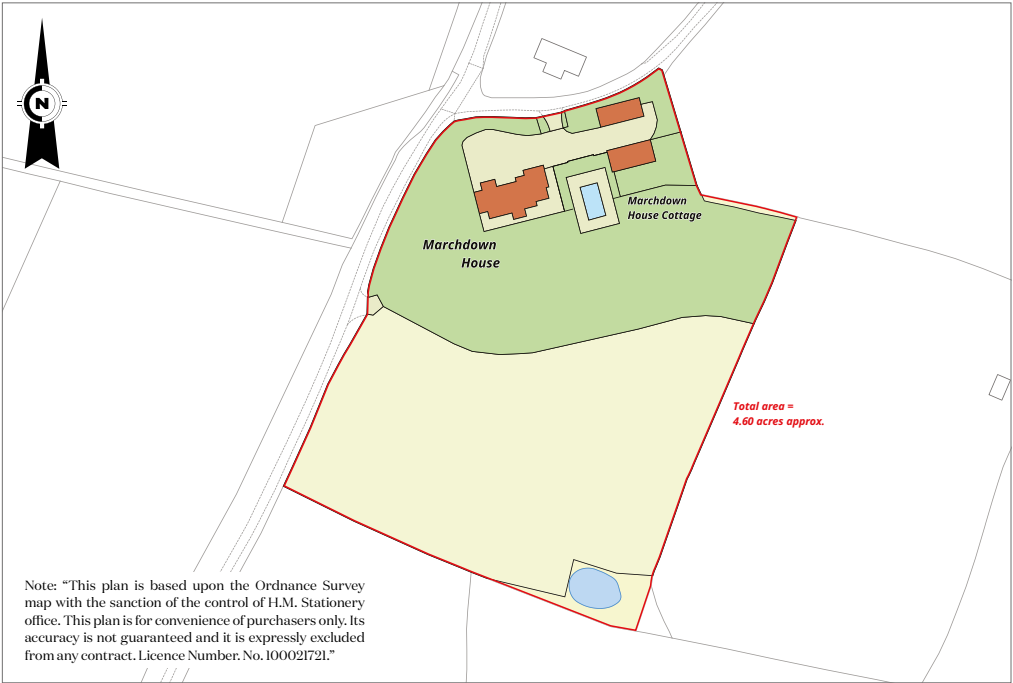
Adjacent to the cottage is a substantial four-bay garage with a storage room above, there is also the ability to convert this space to accommodation under permitted development rights.





Approximate Gross Internal Area
Main House = 449.5 sq m / 4838 sq ft
The Cottage = 159.7 sq m / 1719 sq ft
Garage = 58.5 sq m / 630 sq ft
Total = 667.7 sq m / 7188 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.



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