

Beech Lodge, Ewhurst Park, Ramsdell



Idyllic rural location, with panoramic views over farmland

Formerly the gate house for Ewhurst Park, this charming home offers versatile living accommodation of just over 2,000 sq ft. It is set in the most wonderful location with stunning countryside views. The welcoming entrance hall leads through to the sitting room, with fireplace, and double doors out to the garden. Off the sitting room is the cosy snug/study, also with double doors out to the garden. The bespoke kitchen/breakfast room is well-appointed, with central island, range cooker and ample space for appliances, with the breakfast area having double doors out to the garden. Completing the ground floor are two bedrooms, both with built-in wardrobes, and a shower room.

On the first floor there are two further good size bedrooms and the family bathroom, with separate shower.

Beech Lodge benefits from planning permission (Planning Ref: BDB/70548) to extend the house on both the ground and first floor creating two additional first floor bedrooms, a bathroom and an extra sitting room on the ground floor. Outside, the property is approached over a large gravel driveway, providing ample parking, and an area of lawn. The rear gardens are most delightful, laid mainly to lawn and enjoying fine far reaching views over the surrounding farmland. Within the garden is a greenhouse and there is also a garden shed and store.



4



2



2



0.8
Acre

EPC

F



Situation

Beech Lodge is located off a quiet country lane in the rural hamlet of Ewhurst Park, close to the village of Ramsdell, which lies approximately six miles north west of Basingstoke. Local amenities can be found in the nearby villages of Kingsclere and Baughurst, with a broader range of facilities available in the regional centres of Basingstoke, Newbury and Reading, all of which are within easy driving distance.

Communication links are excellent, with road access to the M3 (J6) and M4 (J12) and to London Waterloo via Basingstoke Station.

Educational needs are well served in the state sector being in the catchment for the well-respected Priory Primary School in Pamber End.

There are numerous independent schools close by, including Cheam, Daneshill, Elstree, and Downe House.

The surrounding countryside is most delightful, throughout which are many public footpaths and attractive walks to enjoy.

Mileages

Kingsclere 5 miles, Basingstoke 6 miles, Newbury 12 miles, Reading 17 miles, M3 (Junction 6) 7.5 miles, M4 (Junction 12) 12.5 miles, London Waterloo via Basingstoke Station from 44 minutes. All distances and times are approximate.





Services

Mains electricity. Private drainage. Oil fired heating. Private water.

Local Authority: Basingstoke & Deane Borough Council

Council tax band G

Tenure Freehold

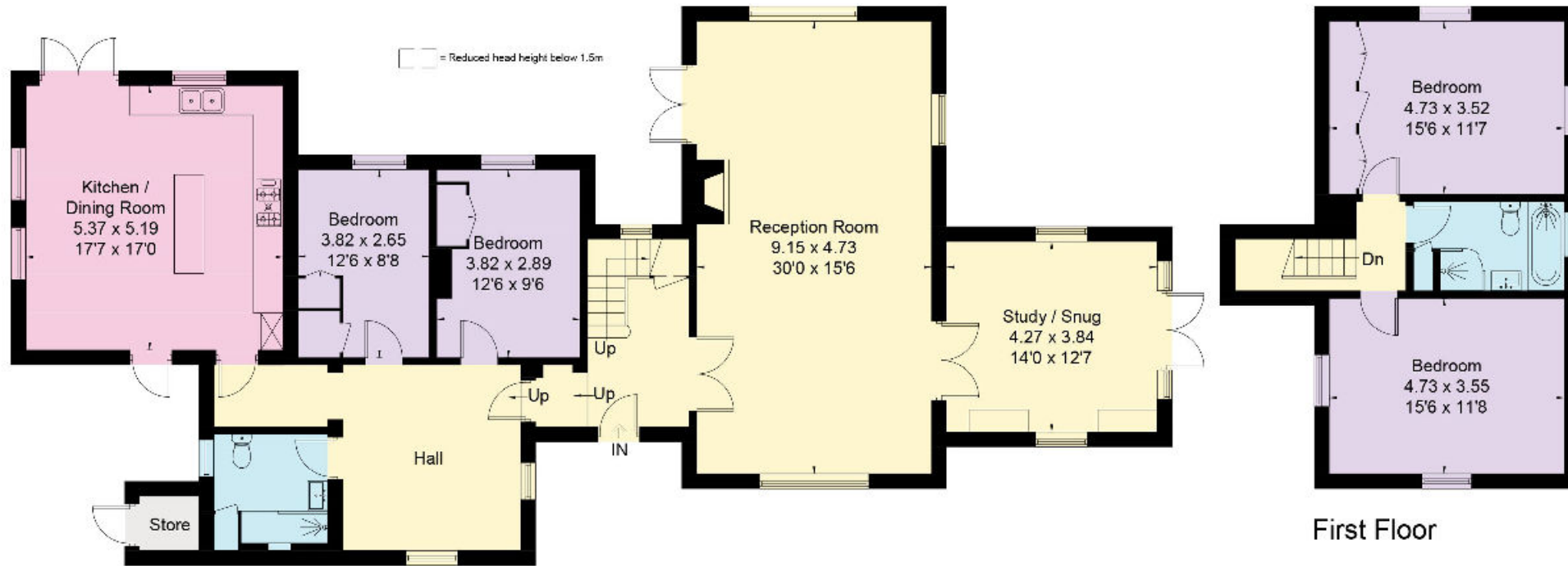
Postcode: RG26 5RG

Guide Price: £1,100,000





Approximate Gross Internal Floor Area
195 sq m / 2,099 sq ft
Store 1.4 sq m / 15 sq ft
Total 196.4 sq m / 2,114 sq ft
Incl Limited Use Area (2.9 sq m/31 sq ft)



Ground Floor

First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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