



Venta Belgarum, Ecchinswell



Individual new home in a quiet setting overlooking parkland

Recently completed, Venta Belgarum, is a beautifully presented home, offering over 2,300 sq ft of flexible living space.

The welcoming reception hall, leads through to the lifestyle kitchen/breakfast room, which is fitted with a range of shaker style units with stone worksurfaces. Integrated appliances include a Bosch induction hob with extractor over, AEG electric double oven, Bosch wine fridge, AEG fridge freezer and dishwasher, and Quooker hot water tap. From the breakfast area there are bi-fold doors out to the terrace and garden beyond. Wood effect flooring extends from the reception hall throughout the kitchen/breakfast room.

There is a sitting room with wood burner and bi-fold doors out to the garden. Completing the ground floor is a utility room with space for appliances, and a cloakroom.

An oak staircase leads to the first floor, with the vaulted principal bedroom having an en suite shower room. There are three further bedrooms all with vaulted ceilings, served by the family bathroom.



4



2



3



0.25
Acre

EPC

B

Please note, the furniture in this image has been virtually staged.



Property Information:

Mains water, electric and drainage. Air source heat pump for heating.

10 year build warranty.

Local Authority: Basingstoke & Deane Borough Council

Council tax band TBC

Tenure Freehold

what3words///boats.shorts.shielding

Postcode: RG20 4TR

The property is constructed of an oak frame, supplied by Oakwrights, which is evident throughout and provides a wonderful period feel. It has part brick and timber clad elevations under a tiled roof, with metal gutters and downpipes.

The property is approached over a sweeping gravel driveway with ample parking, flanked by lawn with specimen shrubs and trees, leading on to the attached garage with room above, ideal for use as a home office, hobbies room or secondary accommodation.

To the rear is an area of lawn with a full paved terrace, ideal for al fresco dining, enjoying beautiful views over the adjoining parkland.





Mileages

Kingsclere 3 miles, Newbury 6 miles, Basingstoke 13 miles, M4(J13) 14 miles, M3(J6) 13 miles, London Paddington via Newbury Station from 49 minutes, London Waterloo via Basingstoke station from 44 minutes. All distances and times are approximate.

Situation

Located on the edge of the very pretty village of Echinswell, within an Area of Outstanding Natural Beauty amidst Watership Down, with beautiful countryside views over farmland, which forms part of the Andrew Lloyd Webber Estate. This peaceful and picturesque village has within it a primary school, church and village hall. The neighbouring village of Kingsclere provides day-to-day shopping requirements, doctors and dentist surgeries and public houses, with more extensive facilities available in the regional centres of Basingstoke, Newbury, Reading and Winchester. Educational needs are well served by the highly regarded Clere School close by. Independent schools in the area include Cheam, St Gabriels, Elstree, Horris Hill, Bradfield and Downe House. Communication links are excellent with mainline stations at Basingstoke, Overton and Newbury. Easy access to the M3, M4 and A34.





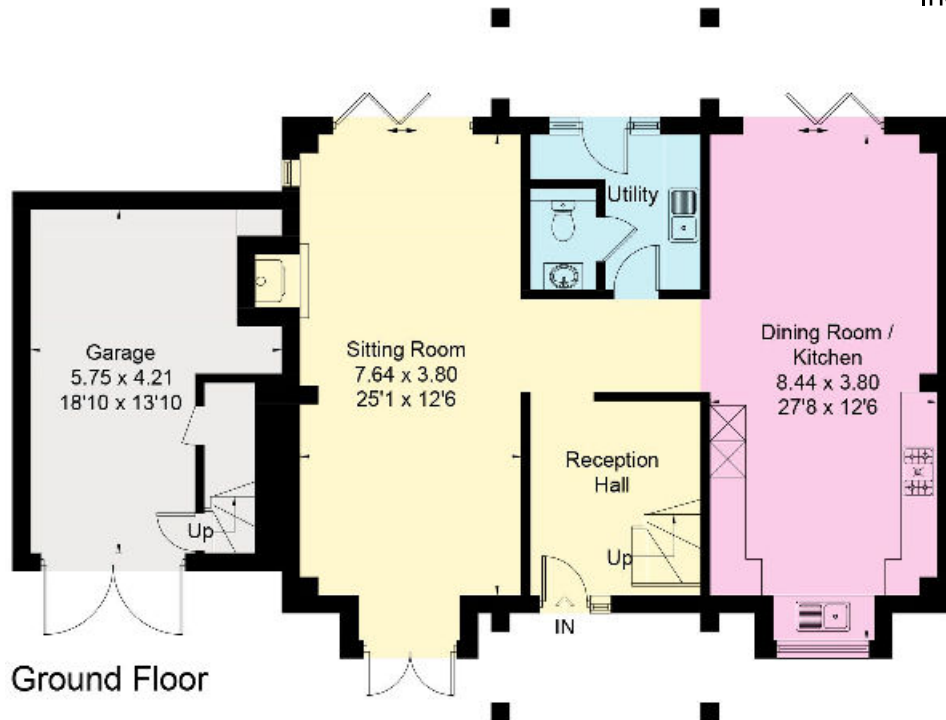
Approximate Gross Internal Floor Area

170.6 sq m/1,836 sq ft

Garage 43.7 sq m/470 sq ft

Total 214.3 sq m/2,306 sq ft

Including Limited Use area (17.7 sq m/190 sq ft)



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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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