



College Lane, Ellisfield, Basingstoke, Hampshire, RG25 2QF

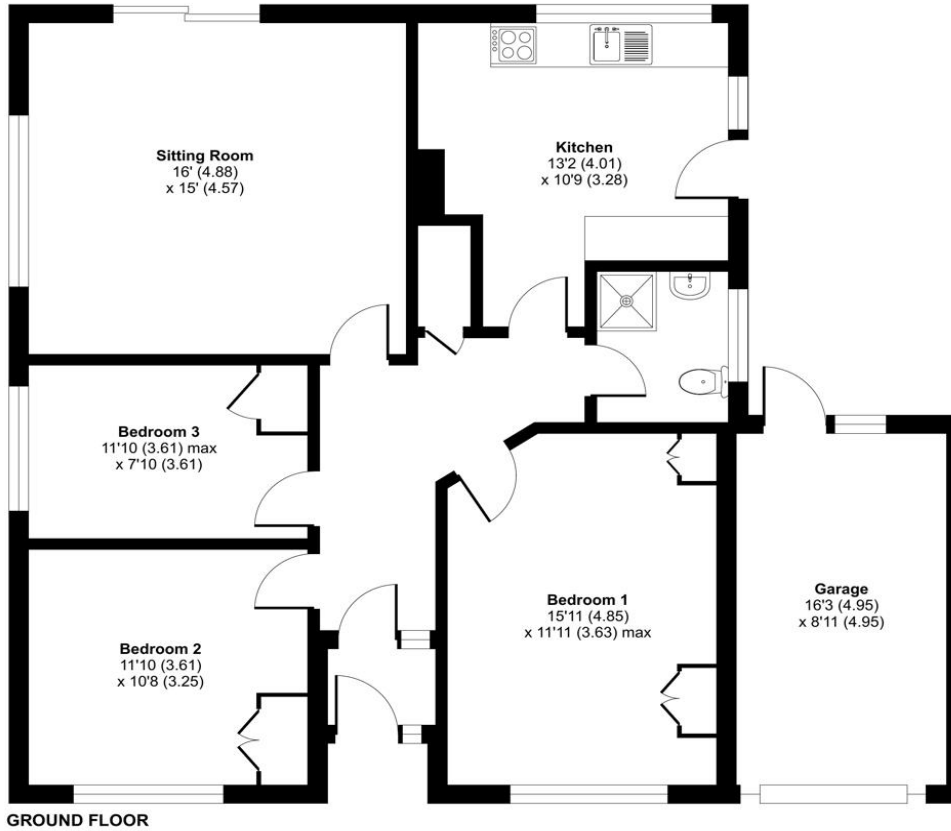


ACCOMMODATION

Lovely detached bungalow, situated in a generous plot and ideally located in a picturesque rural setting within the sought-after village of Ellisfield. The property is approved via a substantial driveway that offers ample off-road parking and leads up to an internal garage. The front door opens into a porch that opens into a welcoming hallway to serve all of the accommodation. The well-proportioned rooms include a spacious sitting room with sliding doors leading to the rear garden, a kitchen/dining room, with ample space for a table and chairs and fitted wall and base units with a side door. The accommodation also includes three double bedrooms with a range of built-in storage and a family shower room. The garden wraps around the property and includes a greenhouse to the side, with a two-tiered rear garden and a ground level patio with raised planting beds and steps leading up to an area of lawn and a sizeable storage shed. The property is being marketed with the advantage of no onward chain.

Approximate Area = 1141 sq ft / 106 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 974584



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Ellisfield is a small rural village of just under 2,350 acres tucked away within the Hampshire countryside. There is a pub and church in the village and it is situated six miles south of Basingstoke centre and two miles west of the A339 and surrounded by beautiful rolling countryside and a wealth of public footpaths. The neighbouring village of Preston Candover has a variety of day to day facilities and Primary School which feeds into Perins Secondary School in Alresford.



SPECIFICATION

- Lovely detached bungalow
- Sought-after rural location
- Great privacy
- Spacious kitchen/dining room
- Three double bedrooms
- Shower room
- Garage and parking
- No onward chain

LOCAL AUTHORITY

Basingstoke and Deane Borough Council

Council Tax Band - E

ASKING PRICE

Asking Price £660,000

TENURE

Freehold