





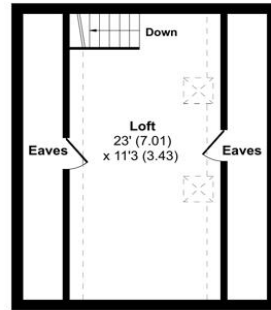


## ACCOMMODATION

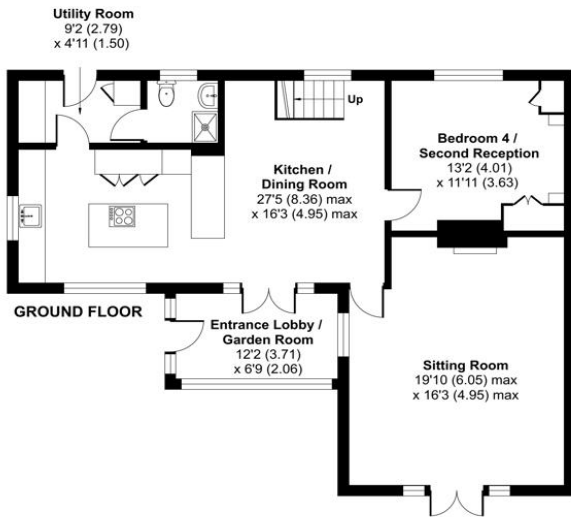
Welcome to a truly exceptional living experience in the heart of the sought-after village of Ellisfield. This spacious five-bedroom dormer bungalow, boasting over 3000 sq ft. of accommodation, is perfectly situated to embrace village life with its renowned school, charming village pub, and vibrant community. Step into a world of comfort, where every detail has been carefully thought out to create the perfect family home. The property comes to the market offering an entrance lobby/garden room leading you into the newly installed 'hub of the home', the kitchen/breakfast/dining room, creating a versatile living space. There is a separate utility room with access to the garden, a well-appointed shower room, generous, dual aspect sitting room with an open fireplace and a second reception room/bedroom four that completes the accommodation on the ground floor. Stairs lead up to the first floor and the spacious landing with an integrated study area. You will also find a second bathroom suite and the remaining four bedrooms, with the principal suite offering a spacious en-suite shower room and benefitting from wall-to-wall integrated storage. Externally, to the front of this exceptional home is a large private frontage, mainly laid to lawn with mature hedgerows and a sweeping driveway leading up to the detached double garage and a separate workshop with stairs leading up to a fully boarded loft area, ideal for a self-contained annex (subject to planning) or a fantastic office/studio space for anyone working from home. Side access leads you through to the rear of the property that offers a low maintenance and unique, courtyard style private outside living space with a large terrace area, ideal for al fresco socialising and barbequing in the summer months. This truly is a rare treat to the market, nestled within a quintessential village location. Early viewing is highly recommended.



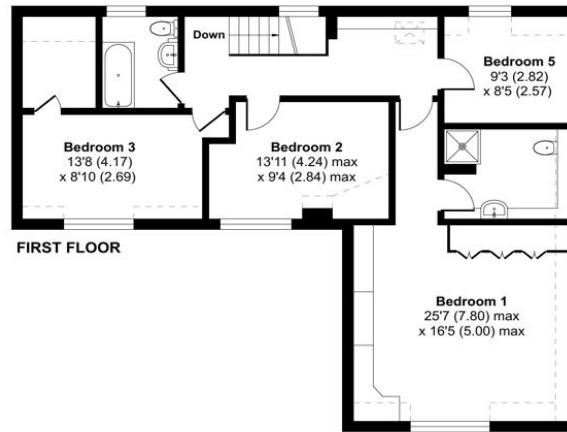
Approximate Area = 1664 sq ft / 154.5 sq m  
 Limited Use Area(s) = 284 sq ft / 26.3 sq m  
 Garage = 1104 sq ft / 102.5 sq m  
 Total = 3052 sq ft / 283.3 sq m  
 For identification only - Not to scale



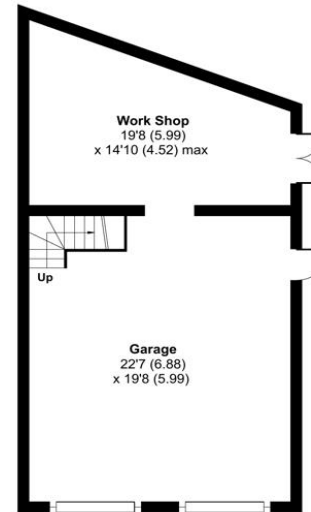
GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1063547



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Basingstoke offers a wide variety of shopping and recreational facilities, including Festival Place with a range of shops, restaurants, bars and cafes, a ten-screen cinema, night club and sports centre. The cathedral city of Winchester is approximately a 30-minute drive away, with its many shops, boutiques, bars, restaurants, attractions and amenities.





### **SPECIFICATION**

- Detached dormer bungalow
- Sought-after beautiful village location
- Four to five bedrooms
- Three bathrooms
- Open plan fully integrated 'hub of the home'
- Kitchen/breakfast/dining room
- Sitting room with working fireplace
- Garden room
- Detached double garage
- Workshop with loft area
- Driveway parking
- Large garden and additional courtyard area
- NO ONWARD CHAIN

### **LOCAL AUTHORITY**

Basingstoke and Deane

Council Tax Band – F

### **PRICE**

Offers in the Region of £775,000

### **TENURE**

Freehold

Agents Note – Oil fired central heating and private drainage.