



For Sale £1,000,000 Guide Price

Rookery Cottage, Ellisfield

College Lane, Basingstoke, UK

3 Beds 1 Baths

- A detached cottage in a quiet rural position on edge of the Candover Valley
- Elevated position with open views
- Scope to extend and with annexe potential from garage and office
- 3 bedrooms, 2 reception rooms
- About 0.5 acre with additional land available

A detached cottage offering great potential to improve and extend enjoying a spectacular rural position in about 0.5 acre with additional land available by separate negotiation.

- Basingstoke / 6 miles
- Alton / 8 miles
- Winchester / 16 miles
- London Waterloo from Basingstoke / from 45 minutes

Reception Hall â ¤ sitting room â ¤ kitchen/dining room â ¤ boot room â ¤ cloakroom â ¤ master bedroom with dressing area and shower â ¤ two further bedrooms â ¤ bathroom â ¤ garage with adjoining office (annexe potential) â ¤ garden of about 0.5 acres and additional land available by separate negotiation.

EPC : Band F

SITUATION

The property enjoys a delightful rural position on College Lane, a quiet country lane on the edge of Ellisfield. Ellisfield itself is a small village on the edge of the ever popular Candover Valley between the villages of Herriard, Cliddesden and Preston Candover, the latter two of which have highly regarded primary schools. There are pubs in all three villages as well as Ellisfield itself and a community shop in Preston Candover.

Nearby Basingstoke offers a comprehensive range of leisure, educational and recreational facilities, and commuting is excellent with easy access to the M3 at junction 6 and to Basingstoke station (Waterloo from 45 minutes).

THE PROPERTY

Rookery Cottage stands in mature gardens of about 0.5 acre and enjoys an elevated position with far reaching views over rolling countryside to the rear. The current accommodation extends to about 1314 sq.ft. but offers great potential to extend and the excellence of its position would support a substantial family home.

On the ground floor, the front door opens to the reception hall from which the staircase rises to the first-floor landing. There is a dual aspect sitting room with open fireplace and a kitchen/dining room in addition to the boot room/utility and cloakroom.

On the first floor, the master bedroom has a dressing area with shower. There are two further bedrooms and the bathroom.

OUTSIDE

The property is approached from the lane over a gravel driveway which provides ample parking in front of the garage with adjoining office. This has the potential for a self-contained annexe.

The garden extends right around the property. It is fully enclosed by mature hedging which provides a high degree of privacy from the lane and backs onto farmland to the rear over which there would be fabulous views once the hedge is lowered. Laid primarily to lawn, the garden is quite overgrown in places and to one side is a useful store and an old stable. In addition to the garden, the property could be sold with a further 2 acres adjoining the garden and further land may be available by separate negotiation.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired heating. Private drainage.

Viewing: Strictly by appointment through Moundsmere Estate

Management Ltd 01256 389253.

Post Code: RG25 2QE

