

  
Hellards



*At home in Ellisfield*



# Lower Farm, Green Lane

ELLISFIELD, BASINGSTOKE, RG25 2QL

## Guide Price £945,000

- Charming Grade II Listed Thatch Cottage
- Delightful village setting
- Many Original Character Features
- 4 Bedrooms and 2 Bathrooms
- 4 Sizeable Reception Rooms
- Secluded Setting with Attractive Gardens
- No Onward Chain

A charming thatch cottage believed to date from 1600, set on a half acre plot in a delightful village location. Lower Farm is Grade II listed, and retains many original features including an inglenook fireplace, beamed walls and ceilings. The cottage occupies a tranquil setting, and enjoys a high degree of privacy and seclusion, being set back from the lane and surrounded by hedging and mature planting. The property is offered for sale with the benefit of no onward chain.

The cottage is approached from the driveway, with the front door opening to a hallway, from where stairs go up to the first floor. From the hall, a door opens to an L-shaped study/family room. The kitchen, with its traditional AGA cooker, is the heart of the home and is open-plan to the breakfast room, with bi-fold doors opening to the garden terrace. The characterful sitting room features an inglenook fireplace, beamed ceilings and walls, as well as stairs to the first floor. The dining room features original oak beamed walls and ceilings. The conservatory needs attention, but there is extant planning permission in place for a replacement, larger structure. There is a utility room and cloakroom off the kitchen.







The first floor is divided into two parts, each being accessed by separate staircases. The older part is located above the sitting and dining rooms, where the main double bedroom has triple aspect windows, with views over the garden and fields beyond. There is a smaller bedroom with a built-in wardrobe, and a shower room. The newer part of the first floor is located above the kitchen/hall/study, and comprises two bedrooms with rooflights and eaves storage, and a bathroom.

There is plenty of driveway parking and a fair-sized garage. The generous front garden sweeps around to the side of the cottage, where a gentle slope leads up to the rear garden and a small copse at the top. The garden is fully enclosed. There is potential to re-build a garage/barn in the driveway on an existing concrete slab.

Ellisfield is ideally located for those seeking a tranquil countryside lifestyle, within easy reach of modern amenities including the M3, which is just a few miles away. This sought-after village combines timeless rural charm with practical convenience, featuring a mix of characterful period cottages and elegant family homes. Surrounded by scenic farmland and woodlands, Ellisfield provides a peaceful setting ideal for walking, cycling, and outdoor living. There is an historic parish church, and residents enjoy a strong sense of community. The nearby market towns of Alresford and Odiham are about 10 miles away. Basingstoke, Alton and the cathedral city of Winchester are within striking distance, and provide an extensive range of shopping, leisure and other facilities. There is a regular 45 minute train service to London Waterloo from Basingstoke station. There is an extensive range of private and state schooling available in the area.



### SERVICES

Mains electricity, mains water, oil central heating and private drainage (septic tank).

### LOCAL AUTHORITY INFORMATION

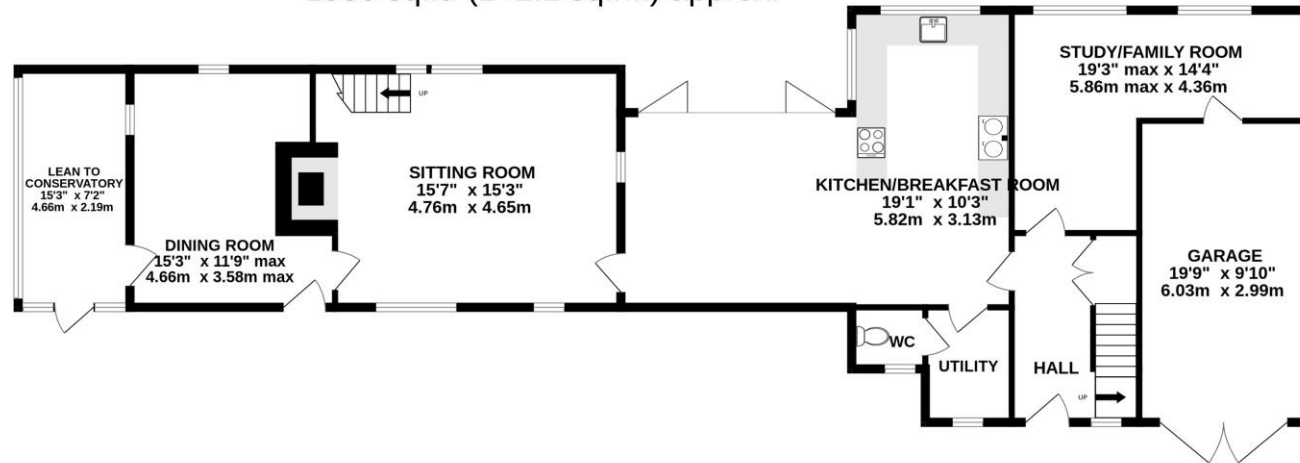
Basingstoke & Deane District Council  
Council Tax Band: G



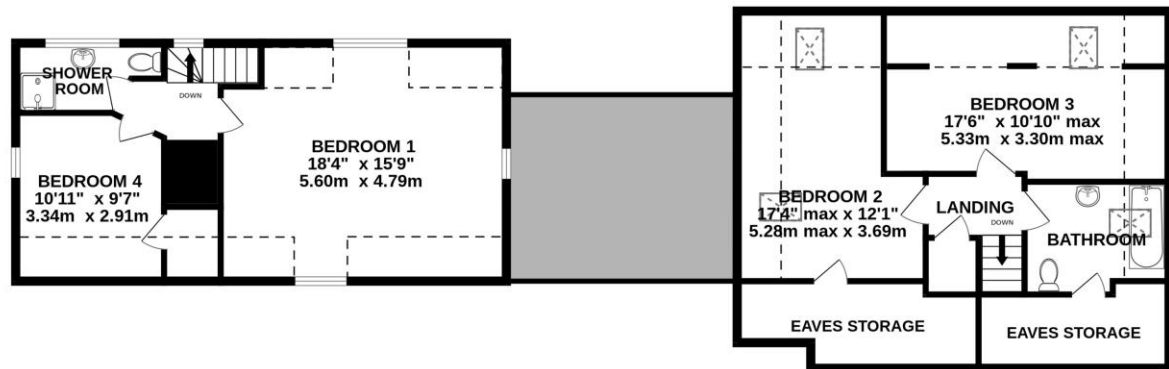




GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.



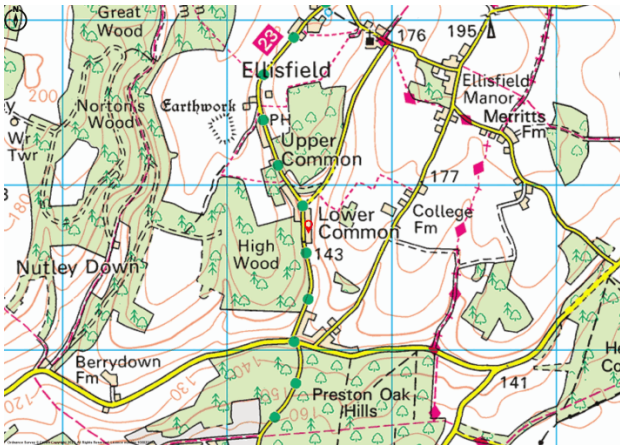
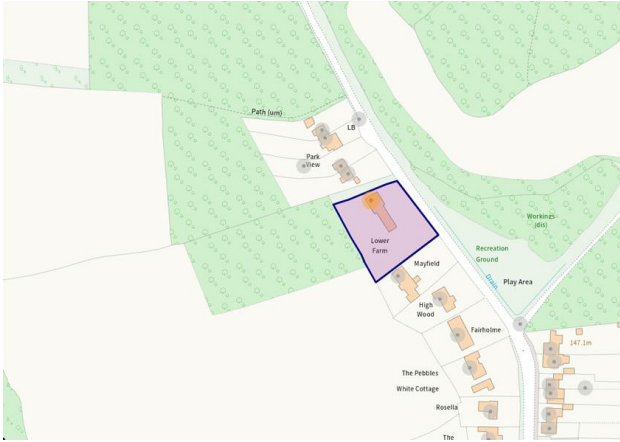
1ST FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2625 sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### DIRECTIONS

If coming from Basingstoke: take the A339 under the M3 and turn immediately right for Cliddesden. At the pond in Cliddesden, turn left and follow the road about 2 miles over the top and down into Ellisfield and Green Lane. The property is on the right hand side, just before Lower Green on the left.

What3words: [///splendid.unwound.coins](https://www.what3words.com/splendid.unwound.coins)

EPC – Exempt as Grade II Listed

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

