



*At home in Cliddesden*

# Hill View, Cliddesden

BASINGSTOKE, HAMPSHIRE, RG25 2JL

## Offers In Region Of £850,000

- Detached Family Home
- Well Presented Throughout
- Two Reception Rooms
- Four Bedrooms & Two Bathrooms
- Car Port
- Enclosed Garden and Driveway
- Ample Off Street Parking
- Village Location
- 10 Minutes from Basingstoke Train Station

Hill View is a handsome detached house built in the 1930's and conveniently located in the sought after village of Cliddesden, which is just a 10 minute drive from Basingstoke train Station. The house is well-presented throughout, with well-proportioned accommodation, parking for several cars, and a generous enclosed rear garden.

The property is accessed via a private driveway that leads up to the house. Once inside you are greeted by spacious entrance hall with staircase leading up to the first floor, there is a door to the left taking you through to the bright double aspect sitting room, complete with log burning stove, and to the right of the entrance hall is a versatile snug/study. The entrance hall also leads through to the modern kitchen/diner with shaker style units, island and plenty of space for a dining table. Just off the kitchen is a door leading to the utility room, WC and a door opening onto the rear garden.





The upstairs accommodation is equally light and spacious with the principle bedroom benefiting from en-suite shower room and fitted wardrobes, there are 3 further bedrooms, 2 of which are doubles, and a family bathroom.

The property itself is set back from the road and surrounded by mature hedging affording a good amount of privacy. There is a 5 bar gate opening onto a gravel driveway with ample parking for multiple cars, a single car port and a small patio area by the front door.

Cliddesden is set amidst beautiful Hampshire countryside, yet conveniently located approximately 3.5 miles from Basingstokes mainline railway station linking you to London in less than an hour and its wide range of shopping and leisure facilities. There is a pub within Cliddesden, and 5 miles away in Preston Candover is a local village shop. The historic market town of Alresford is just a few miles away as well as the regional town of Alton and the Cathedral city of Winchester providing further shopping, recreational facilities and commuting options. The A31 and M3 provide access to London, the South Coast and beyond, whilst the A34 provides access to the Midlands and the North.

### **SERVICES**

We understand that mains gas, electricity, water and drainage are connected.

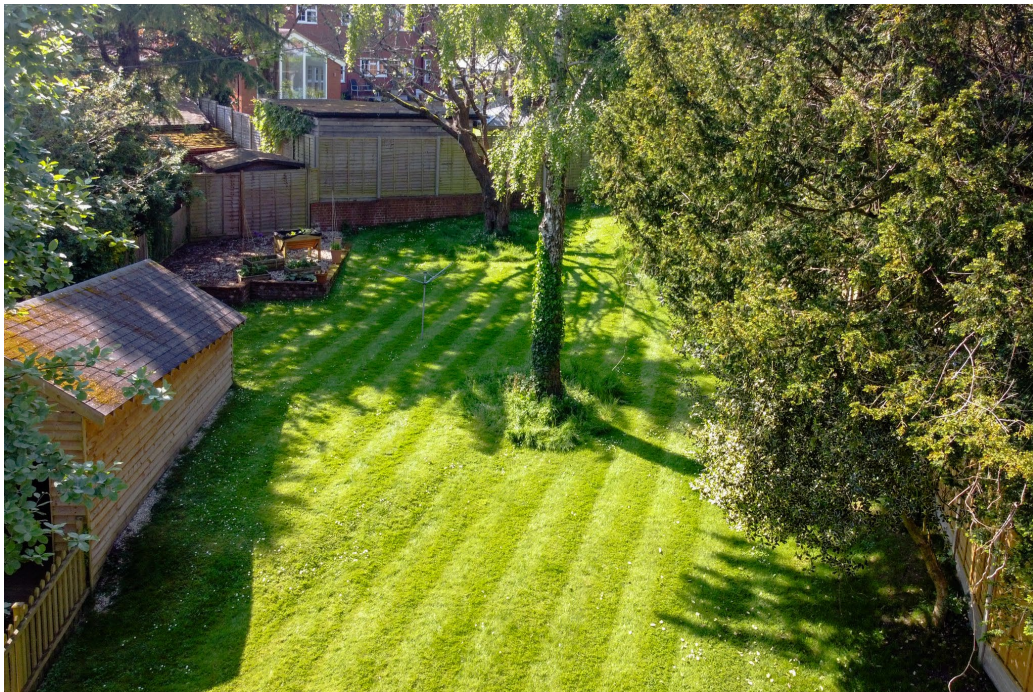
### **LOCAL AUTHORITY INFORMATION**

Basingstoke and Deane Borough Council  
Council Tax Band: F

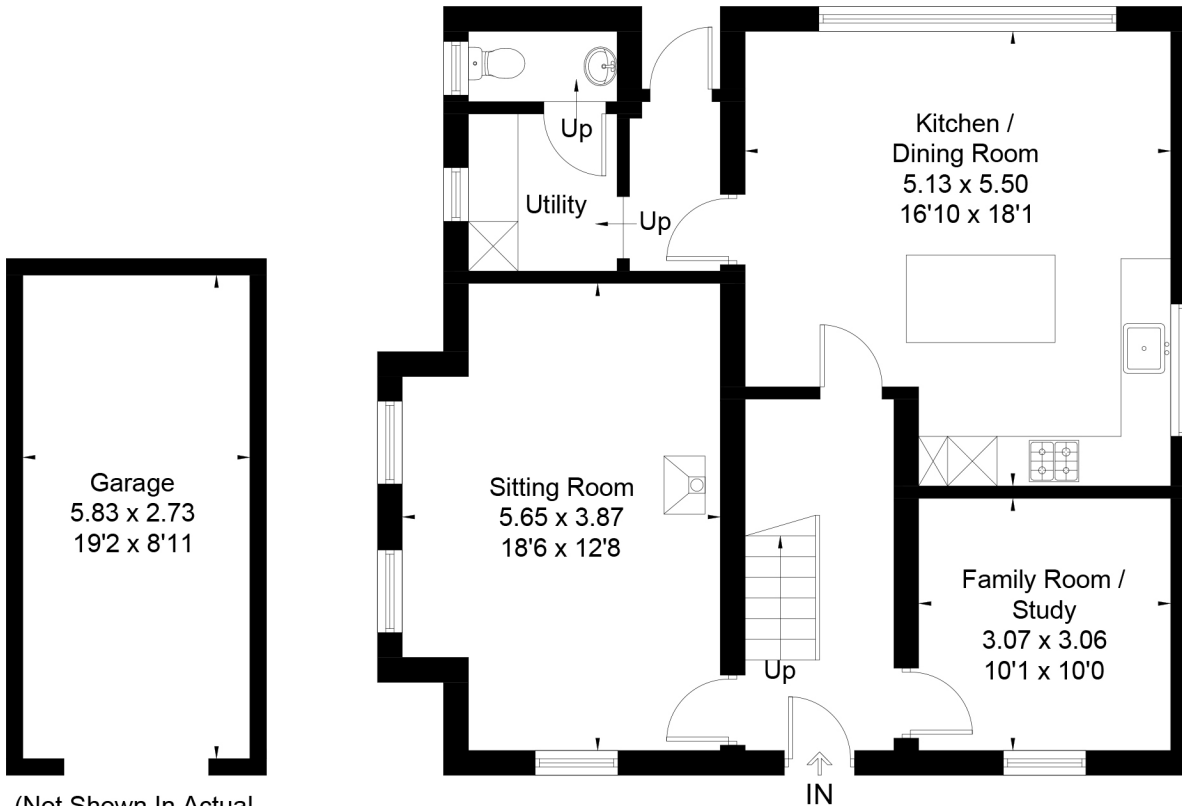
### **DIRECTIONS**

From Alresford, proceed north towards Basingstoke on the B3406 for several miles passing through the village of Preston Candover, onto Axford and continue through Nutley and Broadmere still on the B3406 onto Cliddesden. Hillview is two houses before The Jolly Farmer pub on the left hand side in the centre of the village.

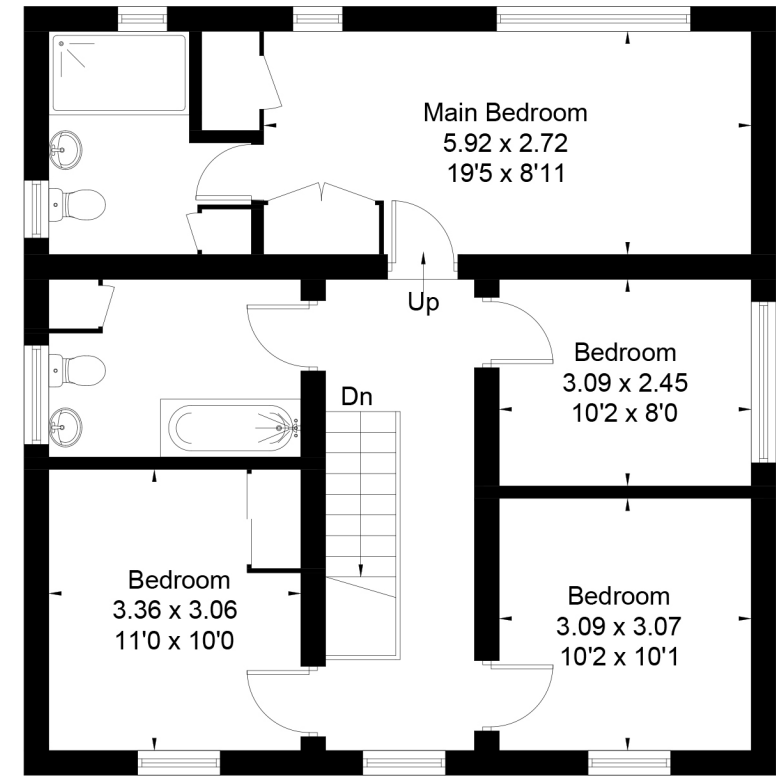




Approximate Floor Area = 149.4 sq m / 1608 sq ft  
(Excluding Garage)



Ground Floor



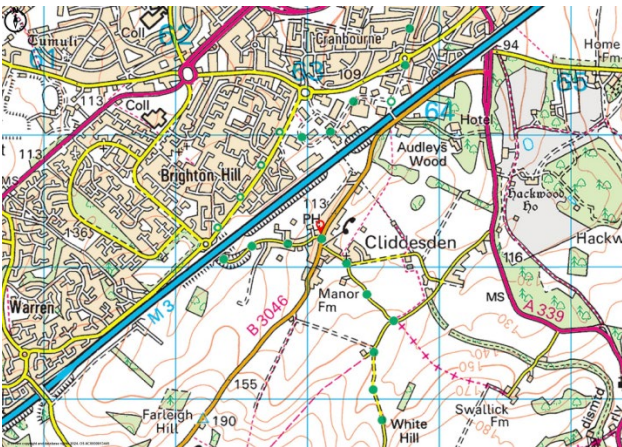
First Floor

(Not Shown In Actual  
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63260



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

