

# Self Build Opportunity White Cottage, Ellisfield Offers in excess of £315,000

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*Indicative computer generated image*



# WHITE COTTAGE, ELLISFIELD



White Cottage, Green Lane, Ellisfield is a unique 'self build' opportunity in this sought after rural location.

Designed by local architecture practice; Whiterok. White Cottage is a carefully planned family home utilising the unique contours of the local landscape to provide a stunning property.

Approved by Basingstoke & Deane (planning ref 21/03287/FUL) in March 2022. The site is available for self build buyers looking to implement the consent and have full design license over the property.

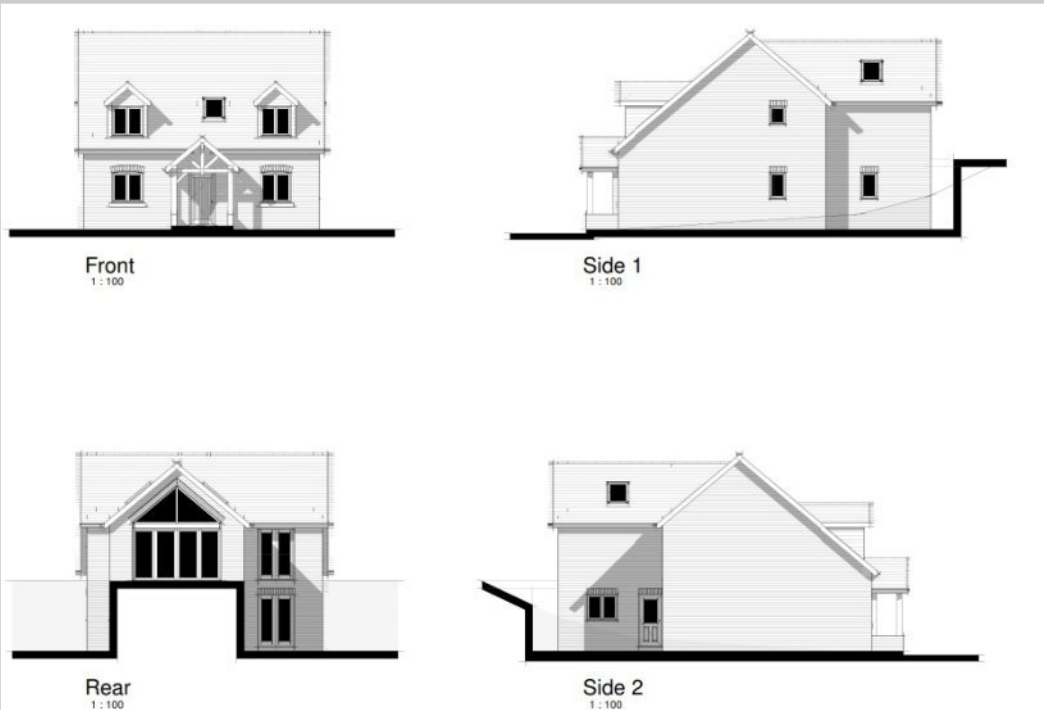
There is an existing bungalow which requires demolition to facilitate the construction of the new property.

White Cottage sits into the bank at the rear of the property and has been designed with the living accommodation on the first floor to make the best use of the views and the outside space.

With a beautiful sun terrace at first floor level, overlooked by a beautiful glazed gable projection it will be perfect for entertaining friends or family living.

The joined up nature of the indoor/outdoor living from the large open plan kitchen diner are perfect for the modern family. There is a separate lounge area where you can relax and escape with a good book or in front of the television.

Three double bedrooms are situated on the ground floor with a generous family bathroom and utility room. Bedroom 1 has a large en-suite and all bedrooms have built in wardrobes.

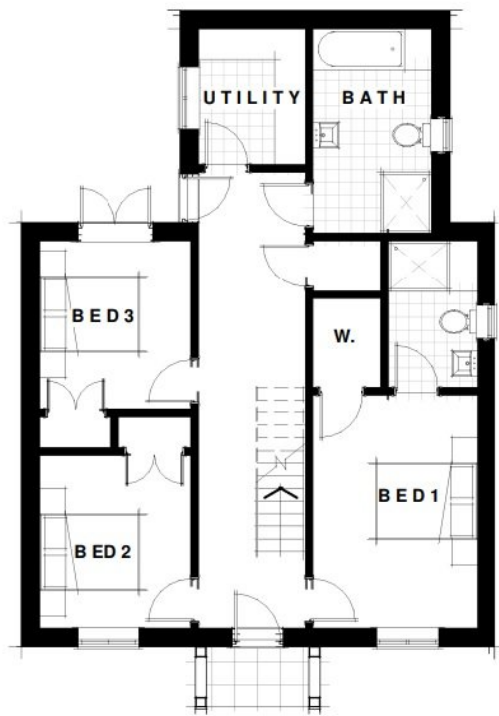


# FLOOR PLANS & SCHEDULE OF ACCOMMODATION

GROUND FLOOR: 84m<sup>2</sup> or 904 square feet

FIRST FLOOR: 64m<sup>2</sup> or 689 square feet

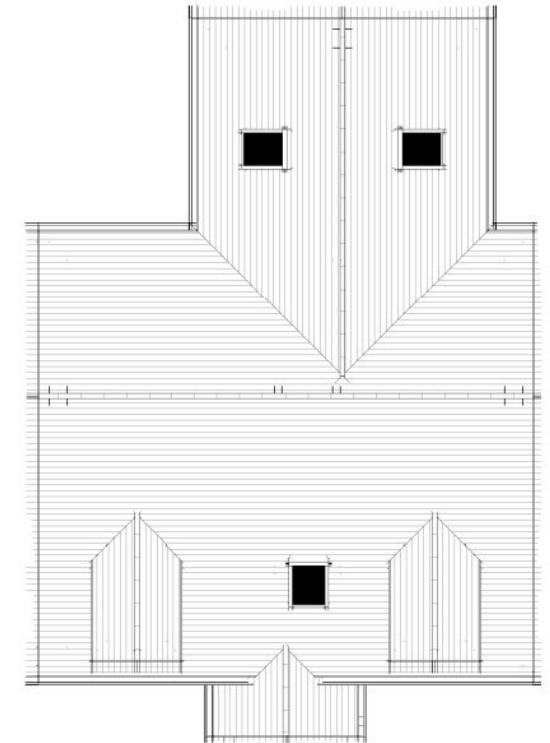
TOTAL GROSS INTERNAL AREA: 148m<sup>2</sup> or 1,593 square feet



**GROUND**  
1 : 100

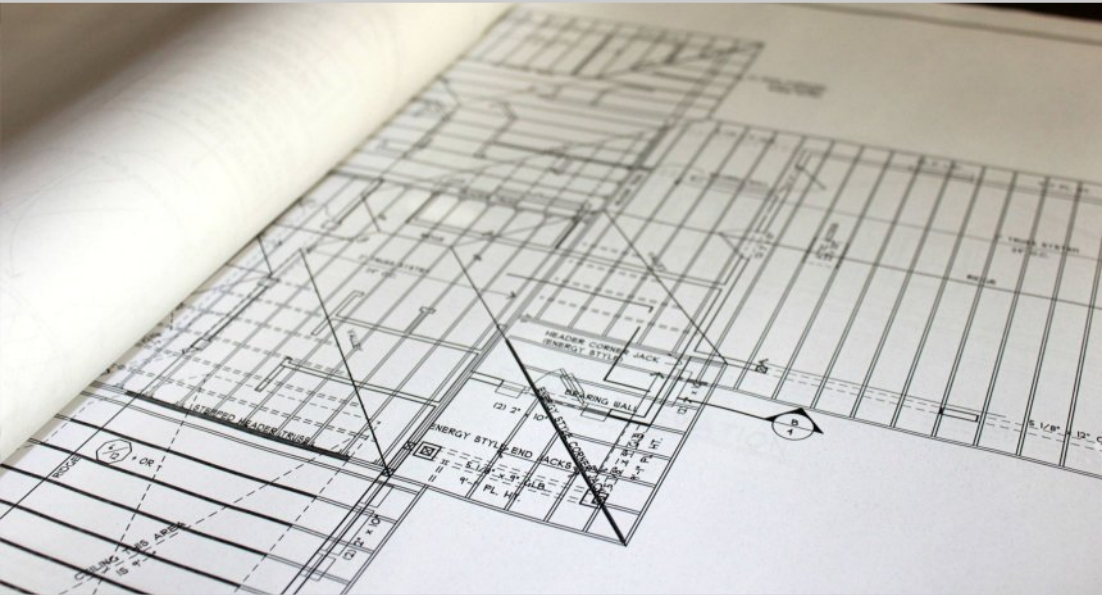


**FIRST**  
1 : 100



**ROOF**  
1 : 100

# WHAT IS A SELF BUILD?



Put simply, self-building is the act of commissioning a bespoke home that's tailored to your design requirements and suits your lifestyle, as well as your budget. Every year, rather than buy a standard developer-built property, around 13,000 people choose to self-build their own homes from scratch in this way.

Self-builders come from almost every walk of life – from young families looking to find an affordable home that can adapt to a growing family, through to empty nesters keen to downsize.

Whilst White Cottage is consented, the self build element will allow the buyer full control of the nature of the finishes, the building fabric design, landscaping, glazing and many other key features.

Building your own home can be an exciting opportunity, but it's important to know how to finance your build before you begin building your dream home.

A self-build mortgage is a loan you take out on a property you are building yourself. The biggest difference from a standard residential mortgage is that self-build mortgages are usually paid in stages rather than one lump sum. This reduces the lender's risk, and also helps you spend your money as planned so you don't run out during the project.

There are typical stages to the payments in a self build mortgage including; when you buy the land, foundations, once the property is watertight etc... these are all agreed with your lender.

These payments will usually be made once each stage is completed and a valuer has visited the site.





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## **BASINGSTOKE**

Basingstoke is the largest town in Hampshire with a population in excess of 170,000 people. Surrounded by beautiful rolling countryside, Basingstoke is a vibrant and well connected town, positioned within a fantastic commuter location providing easy access to London, Reading, and to the South and North of England. Basingstoke also offers residents a taste of the south coast, reachable by car in less than an hour.

## **ELLISFIELD**

Ellisfield is a village situated in the Basingstoke and Deane district of Hampshire. Ellisfield is located approximately 4 miles south of Basingstoke, on the other side of the M3 motorway. Ellisfield has a population of approximately 250 people, and the name derives from the Old English word ielfsanfeld, meaning open land of ielfsa.



# LOCAL AMENITIES



**Ellisfield** – within the village is a public house called The Fox, a village hall and a church, St Martin's, which has 13th-century origins. In the neighbouring villages of Preston Candover and Cliddesden, you can find public Houses named The Jolly Farmer and The Purefuoy Arms, a shop/post office and Primary Schools.

Set amongst the Hampshire Downs, there are plenty of bridal paths which can take you on several trails throughout the surrounding countryside, yet 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).

**Basingstoke** - Festival Place is situated in the centre of Basingstoke, just a few minutes walk from London Street which offers numerous shops and eateries. The Town Centre provides a wide variety of Sports & Leisure facilities, and the Basingstoke Leisure Park with cinema, bowling complex, ice rink and swimming can be easily accessed by bus.

Due to Basingstokes thriving economy, the town houses many large private and public sector companies, including The AA, BNP Paribas Leasing Solutions, AXA Wealth, Lenovo, De La Rue Plc, Sainsbury's, Sun Life Financial of Canada, Network Rail Training Centre, GAME, Sony Europe and Fujitsu Services.





St. Martin's Church, Ellisfield





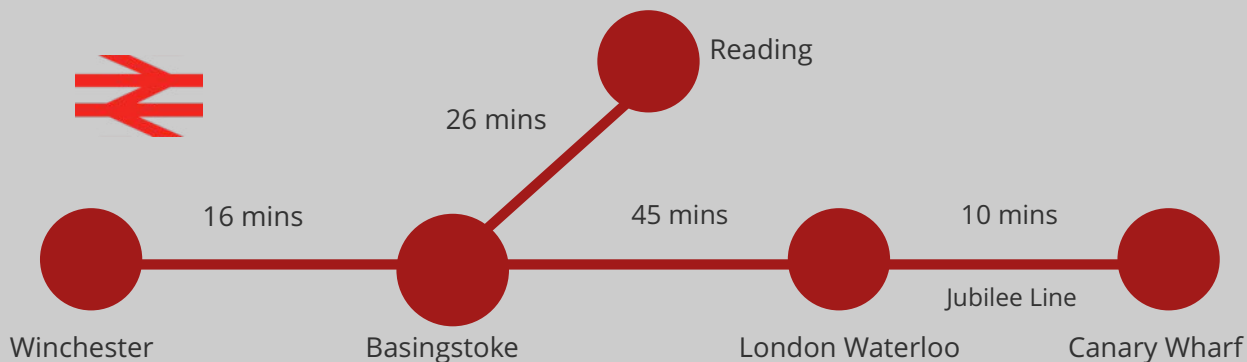
# CONNECTIVITY

Basingstoke provides excellent transport links by both road and rail. It is situated between junctions 6 and 7 of the M3 motorway which provides access to all major routes including the M25, M4 and M27.

By rail, Basingstoke is a mere 45mins from London Waterloo and even less to Reading and Southampton.

The rural village of Ellisfield is located approximately 5 miles from Basingstoke Train Station and 6 miles from Alton Train Station.

Basingstoke Town Centre Bus Station can be accessed from Lower Common Ellisfield via the C41 bus service.



*Graphic shows indicative train times to major local commuter destinations.*



# ART, CULTURE, NATURE & SPORT

Surrounded by rolling countryside, the Hampshire Downs offer some amazing off-road trails which can be easily accessed by foot or bicycle. You are never far from nature in Ellisfield.

Into Basingstoke, the 32 mile **Basingstoke Canal** has 29 locks raising the canal by 190 feet through a 17 mile stretch. A popular destination for walkers and cyclists.

Basingstoke is home to numerous cultural attractions; including the historic **Willis Museum** (situated in market square, London Street) and the modern and impressive Milestones Museum.

Designed to create some of the best acoustics in the country, the **Anvil** has become one of the leading concert and event venues in the South. Upcoming performances from the likes of Ricky Gervais' are demonstrable of the venues excellent reputation.

If more local art and culture is your thing, then the **Haymarket Theatre** in its charming period building in Basingstoke Town Centre may be of interest.





# EDUCATION AND SERVICES



There are a good selection of independent schools locally, including Daneshill, Cheam, and Lord Wandsworth College. State schools in the area include Preston Candover and Cliddesden Primary Schools and Perins and Robert Mays Secondary Schools.

Colleges local to Ellisfield are Basingstoke College of Technology (BCoT), Queen Marys College (QMC) and HSDC Alton College.

Basingstoke & North Hampshire Hospital, with A&E Department, Maternity Department and various other departments is situated within easy reach of Ellisfield.

Doctors Surgeries serving the parish include Camrose Gillies & Hackwood Partnership and Brambleys Grange Medical Practice







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*All floor areas are scaled from architectural plans and may differ from built dimensions.*

*The developer reserves the right to vary the specification as and where it may be necessary.*

*Whilst all statements in this brochure are believed to be correct, they are not to be taken as statements of fact and neither the developer or their agency guarantee their accuracy.*

*CGI photo's are indicative only and may differ slightly on completion.*

For more information and for any viewings, please contact us;



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