



FIRTREE COTTAGE

College Lane, Ellisfield, Basingstoke, Hampshire

FIR TREE COTTAGE

College Lane, Ellisfield,
Basingstoke, Hampshire
RG25 2QE

A beautifully presented,
detached 3-bedroom cottage
set within a peaceful, rural
location with far reaching
views.

Basingstoke 5.8 miles | Alton 8.9 miles
London Waterloo from Basingstoke – 45 minutes
(Mileages and time approximate)

SITUATION

The cottage is located close to the village of Ellisfield, which is a pretty village set with beautiful rolling countryside. The village has a church, public house and the catchment primary school is Cliddesden Primary School. There are a number of walking and cycling trails in and around the village offering stunning views of the surrounding countryside. Despite its rural and tranquil setting, Ellisfield is within very easy reach of both Basingstoke, which provides an excellent range of shopping and leisure amenities as well as a mainline station to London Waterloo and Alton, which is a delightful market town with a good range of facilities.

Communications are very good with easy access to the M3. The mainline Station in Basingstoke provides a fast and regular service to London Waterloo.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



FIRTREE COTTAGE

Firtree Cottage is a pretty, detached cottage set within an idyllic location near the village of Ellisfield, surrounded by open countryside. The cottage, is now presented in exceptionally good condition, having recently undergone extensive refurbishment throughout, including redecorating, new kitchen, bathroom and carpets. The property also benefits from double glazing and a newly fitted condensing boiler.

The accommodation consists of a welcoming entrance hall with wooden floors, off which is the generous sitting room with double aspect and open fireplace. The kitchen has been completely refitted with new units, worktop and flooring. In addition, there is ample space for a dining table. The bathroom, which is on the ground floor is also newly fitted. Finally, there is a utility room and rear door into the garden.

On the first floor are three bedrooms. Bedrooms 1 and 2 are both generous double bedrooms with built-in storage and bedroom 3 is a small double room. All of the bedrooms enjoy magnificent, far-reaching views to the front of the house across the surrounding countryside.

Whilst the cottage provides comfortable accommodation, there is good scope for further expansion, subject to the necessary planning permissions.

OUTSIDE

Firtree Cottage sits within a good size garden. To the front is the parking area with ample space for a number of vehicles. There is also a single garage alongside the cottage. The garden itself enjoys the rural views all around and is laid to lawn, surrounded by hedging and post and rail fencing.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Private water, mains electricity and private drainage (septic tank). Oil fired heating.

Broadband availability

Ultrafast broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Borough Council.
Band F

Parking

Private parking.

Postcode

RG25 2QE

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

Directions

From the M3 junction 9, head south on the A33 towards Winchester. Turn left opposite the Wheatsheaf pub onto the Axford Road. Proceed along this lane to the end and turn right. Then turn immediately left onto Berrydown Lane. Continue on this lane until you reach Eillisfield Village and take the second turning on the left onto College Lane. Proceed along this lane until you pass a farm on the left (College Farm). Firtree Cottage is the next cottage on the left.



///dolphins.dives.assemble

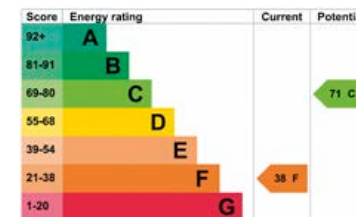
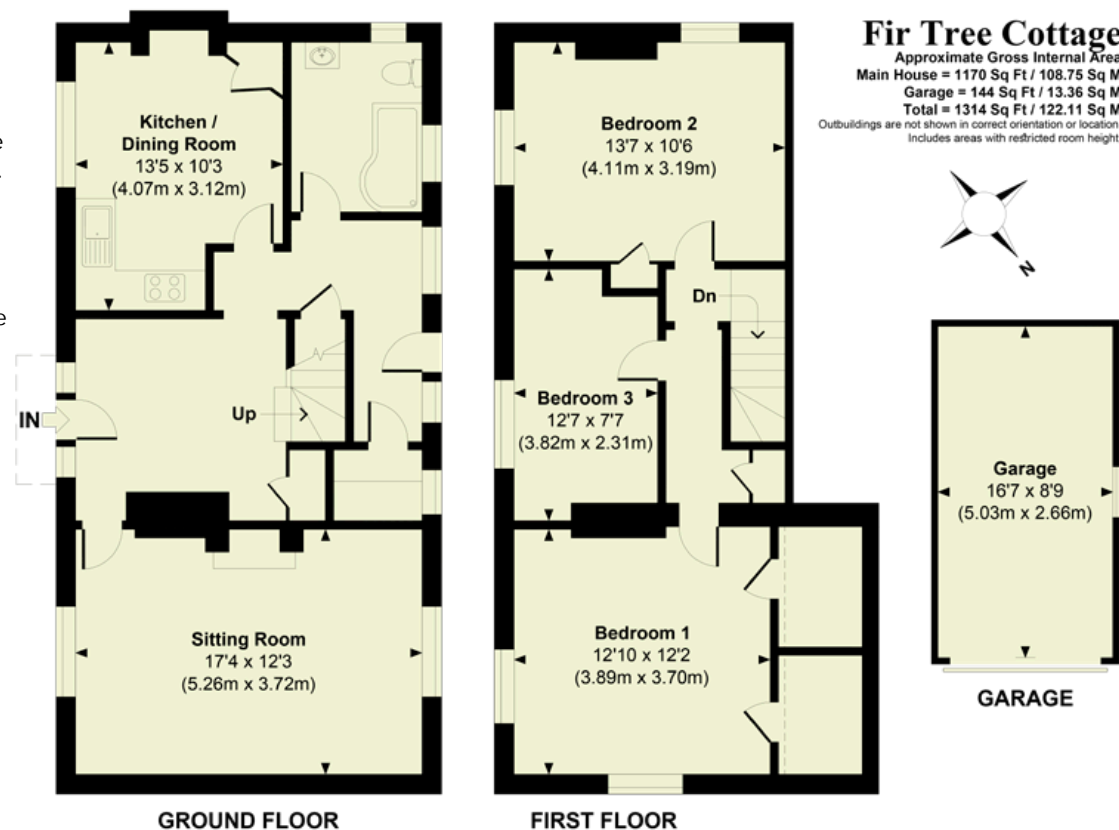
Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Tom Woods
The Old Dairy, Sutton Scotney,
Winchester SO21 3NZ
t: 01962 763905
e: twoods@bcmwilsonhill.co.uk

NB These particulars are as at January 2025.



Winchester

01962 763 900

winchester@bcmwilsonhill.co.uk

Further offices at: Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

