



LAUREL HOUSE, COLLEGE LANE, ELLISFIELD

Hampshire RG25 2QF



IMMACULATELY PRESENTED AND STYLISH FAMILY HOME

Situated in a highly sought-after historic village location, this beautifully presented family house has been thoughtfully and stylishly enhanced by the current owners to offer high-quality interiors and spacious, well-designed accommodation throughout.



4



3



3

EPC

C

Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

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



EXCEPTIONAL HOME IN ABOUT 1.8 ACRES

Upon entering, a spacious, light-filled entrance/dining hall sets the tone for the home. Double doors from the dining area open to the garden, creating a seamless indoor-outdoor flow. The bespoke kitchen features built-in appliances, a central island, and elegant finishes, leading to a utility room. The generous sitting room, with fireplace and wood-burning stove, opens to a conservatory overlooking the garden and terrace. A study/snug and WC complete the ground floor. Upstairs, the principal bedroom has bespoke wardrobes and an en suite. A second double also includes an en suite, while two more bedrooms share a stylish family bathroom, with one adaptable as a dressing room. Set behind electric oak gates, the property offers a large driveway and double garage. Automatic lighting enhances the driveway ambience. The professionally landscaped gardens feature a wide terrace with flower beds for alfresco dining, a pond with decking, and a large lawn bordered by mature shrubs and trees. The garden enjoys open views over surrounding fields.







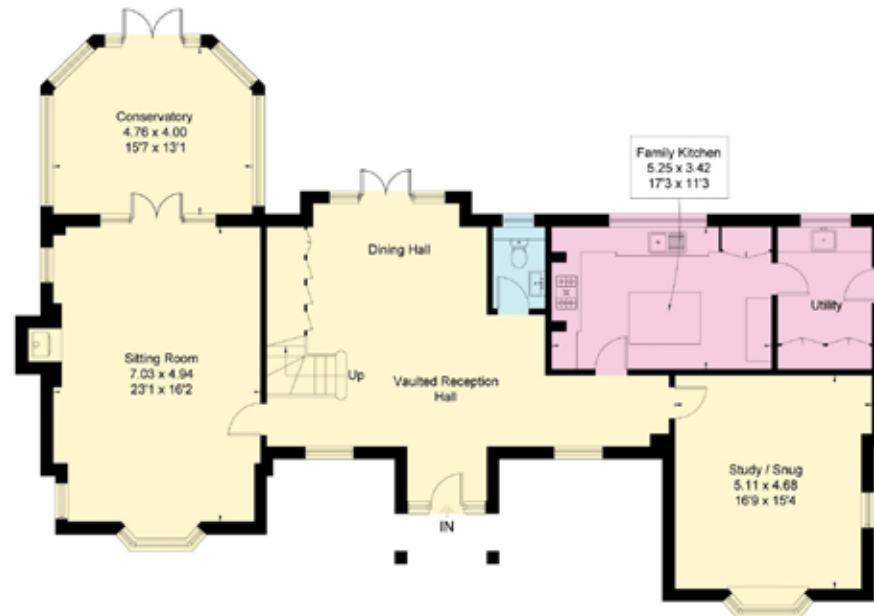
Approximate Floor Area
 Ground Floor = 151.1 sq m / 1626 sq ft
 First Floor = 107.2 sq m / 1154 sq ft
 Outbuildings = 69.3 sq m / 746 sq ft
 Total = 327.6 sq m / 3526 sq ft
 (Including Garage / Excluding Void)



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Ground Floor



First Floor

* The floorplan does not show wardrobes in the bedroom immediately to the right of the landing. However, fitted wardrobes are present. If a buyer prefers, these can be removed at our client's cost.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Clive Moon

01256 350600

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View

Basingstoke RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.