

BELL HOUSE

Bell Lane, Ellisfield, Basingstoke, Hampshire, RG25 2QD

TO LET £7,000 PCM



Bell House

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A substantial 5 bedroom family home set within 8 acres of land, in a superb rural location, with adjoining 2 bedroom annexe.

THE PROPERTY

Bell House is a substantial period property, which is well presented throughout and in a quiet rural setting. The house offers excellent reception space of note being the bright drawing room with open fireplace and doors onto the terrace, dining room, snug, study and kitchen and dining room. Upstairs there are 5 bedrooms including the master bedroom with en suite bathroom and two further family bathrooms. The adjoining 2 bedroom annexe is excellent ancillary accommodation, with it's own entrance and is entirely self contained.

The house sits within 8 acres of stunning grounds comprising beautifully kept gardens with well stocked shrub borders, outdoors swimming pool, lawn areas and tennis court. There are paddocks fenced with post and rail fencing, woodland and a large orchard and fruit cages. There are numerous outbuildings including garaging, stables and further outbuildings.

The location is superb, just outside of Ellisfield and surrounded by open countryside. Despite its peaceful position, Bell House is highly convenient for access to Basingstoke (London Waterloo 45 minutes) and Alton.

ADDITIONAL INFORMATION

Services

Mains electricity

Private water and sewerage £30 per month

Oil fired central heating

Mobile phone coverage likely (according to Ofcom)

Full fibre broadband available (according to Openreach)

EPC

E39

Local Authority

Basingstoke and Dean Borough Council, band H

Pets

Pets considered. Additional £20 per month per pet

Deposit

Holding deposit £1,730 Total deposit £10,384

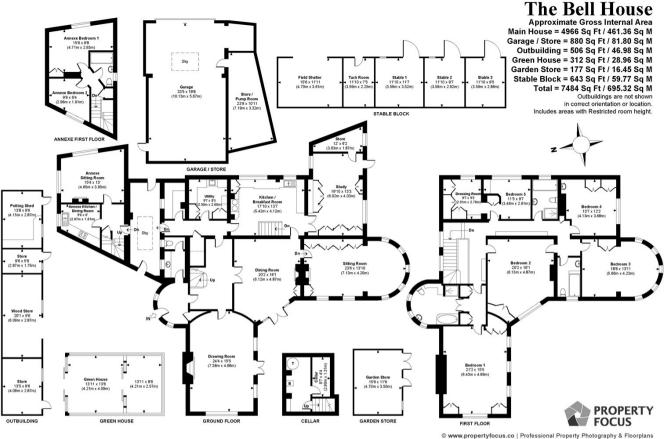












Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(1-20) G

Not energy efficient - higher running costs

England & Wales

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This plan is for illustrative purposes only and is not to scale if specified, the Gross internal Area (GIA), dimensions, North
porti orientation and the size and placement of features are approximate and should not be relied on as a statement of
fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

Indicates restricted room height less than 1.5m.

- 1: 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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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EU Directive