



BELL HOUSE

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

TO LET

£7,000 PCM



Bell House

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

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



The Bell House

Approximate Gross Internal Area

Main House = 4966 Sq Ft / 461.36 Sq M

Garage / Store = 880 Sq Ft / 81.80 Sq M

Outbuilding = 506 Sq Ft / 46.98 Sq M

Green House = 312 Sq Ft / 28.96 Sq M

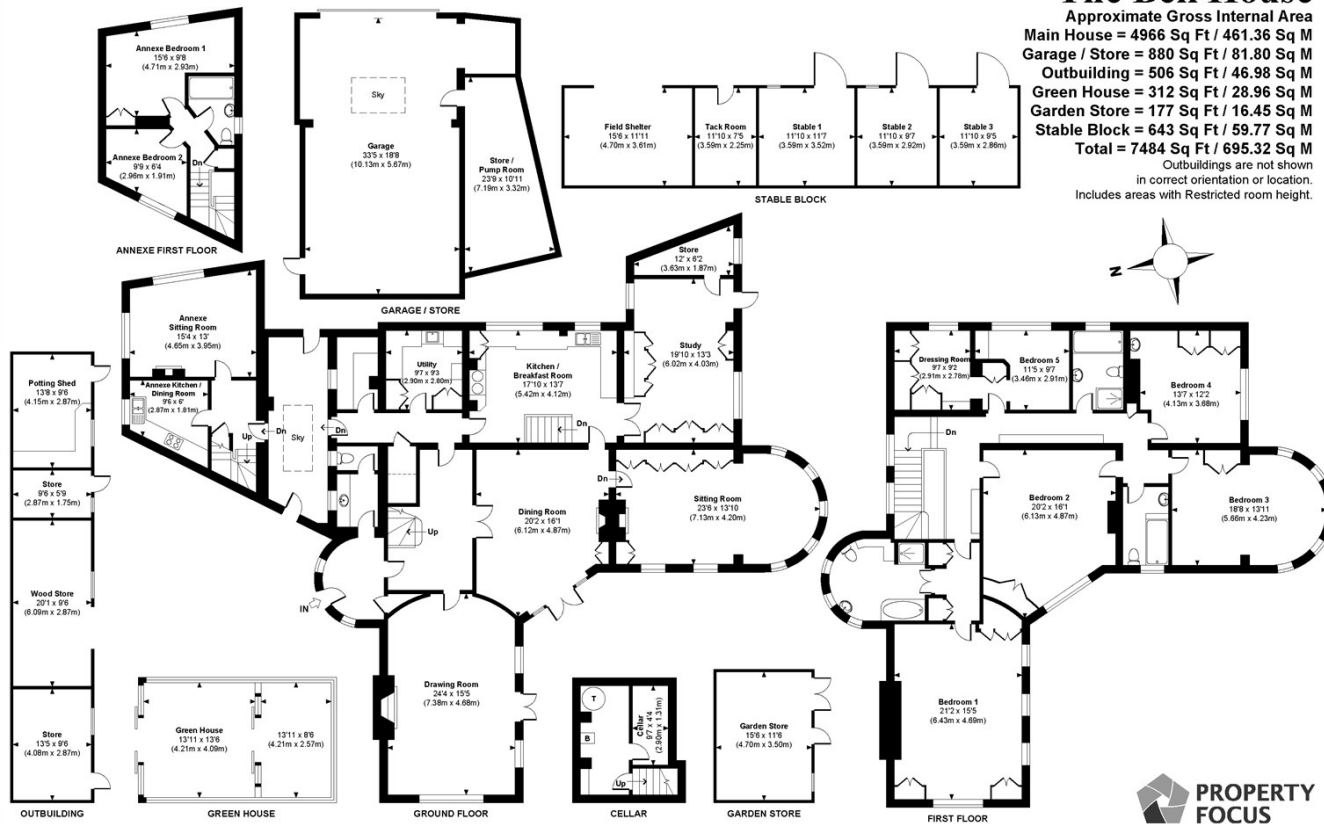
Garden Store = 177 Sq Ft / 16.45 Sq M

Stable Block = 643 Sq Ft / 59.77 Sq M

Total = 7484 Sq Ft / 695.32 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



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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 point 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.

Indicates restricted room height less than 1.5m.

IMPORTANT NOTICE

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Energy Efficiency Rating

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

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01962 763908

lettings@bcmwilsonhill.co.uk

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