



BELL HOUSE

Bell Lane, Ellisfield, Hampshire, RG25 2QD

TO LET

£7,500 PCM



Bell House

Bell Lane, Ellisfield, Hampshire, RG25 2QD

Basingstoke 5 miles | Alton 8 miles | Alresford 10 miles | London Waterloo from Basingstoke Station 50 minutes | Mileages and times approximate

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, rent may vary

Deposit

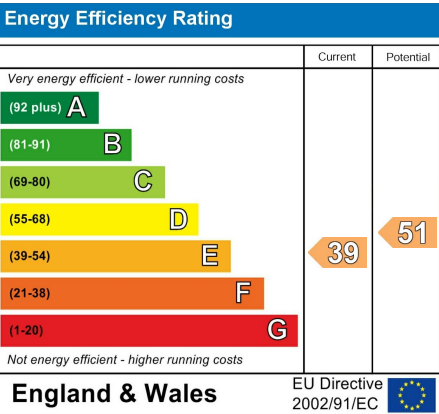
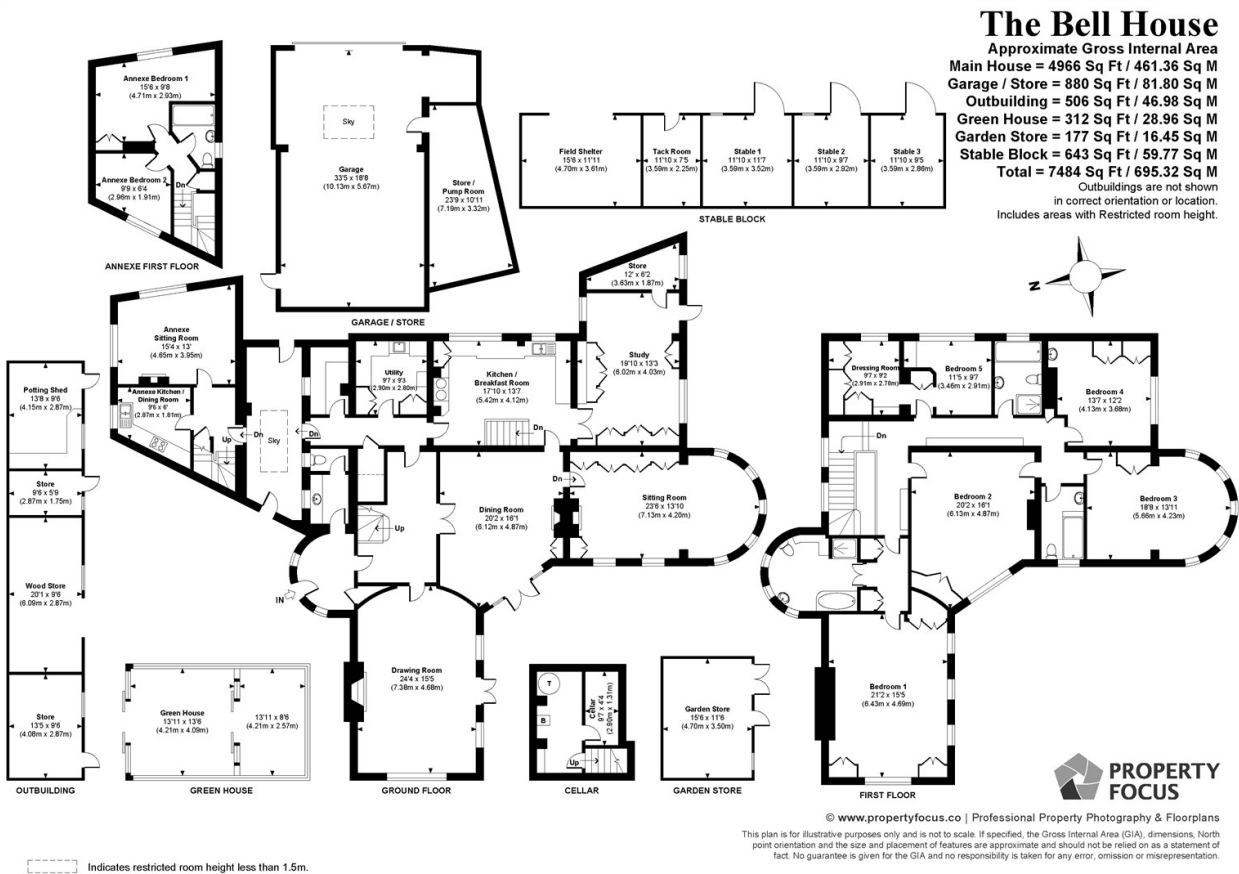
Holding deposit £1,730

Total deposit £10,384

Directions

Exiting the M3 at junction 7 for Dummer and Basingstoke, join the A33 south towards Winchester. Pass the Sun Inn on your right, and take the next junction on your left, opposite The Wheatsheaf and signposted to Dummer Cricket Centre. Follow this road until the end in Axford, and at the T-junction turn right. Then turn immediately left onto Berrydown Lane. Follow this lane passing through Ellisfield Village. Soon after leaving the village, turn left into Bell Lane. Follow the lane along, and after a sharp S-bend, Bell House will be found on the left, opposite a red barn. What3words:///blazed.iteration.migrate





IMPORTANT NOTICE

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

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