

Ellisfield, Nr Basingstoke, Hampshire
£1,400pcm excl., inclusive of gardening

A Unique Opportunity to Rent this Characterful, One Bedroom, Former Pump House
Situated in the Popular Village of Ellisfield



Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 1

Key features:

Detached Former Pump House
Modern Fully Fitted Kitchen
Open Plan Dining / Sitting Room
Cloakroom / W.C.
Concealed Storage Cupboards
Double Bedroom with Mezzanine Storage
En Suite Bathroom
Car Port and Store Rooms
Private Garden
Driveway Parking

Description:

A unique opportunity to rent this characterful, one bedroom, former Pump House situated in the popular village of Ellisfield.

The property offers a modern, fitted kitchen with electric cooker & hob, dishwasher and space for a washing machine and fridge / freezer. There is a wonderfully light, open plan dining and sitting room overlooking the landscaped garden, with slate flooring, concealed cupboards and W.C.

The first floor provides a double bedroom with mezzanine storage level, two concealed eaves cupboards and an en suite bathroom.

Outside:

Externally the property benefits from generous driveway parking with car port, stable storage, additional storage and a private, enclosed garden with terrace, goldfish pond and mature shrubs.

Situation:

Tucked away within Hampshire farmland and woodland, Ellisfield village is peacefully located, yet with good road and rail links to nearby amenities.

Six miles south of Basingstoke centre and two miles west of the A339, the Basingstoke to Alton road. Junction 6 of the M3 is just six miles away (25 miles to the M25) and fast trains from Basingstoke station (London Waterloo in 45 minutes).

AVAILABLE MID AUGUST 2022

Local Authority: Basingstoke & Dean - Band D

White Goods: Electric Oven and Hob and Dishwasher with space and infrastructure for a Fridge/Freezer and Washing Machine

Heating: Oil Fired

Drainage: Shared septic tank - contribution to Landlord

Curtains/Blinds: Provided

Flooring: Carpets/ Tiles

Broadband availability: Superfast – 80Mbps

Mobile phone reception: Check with your provider

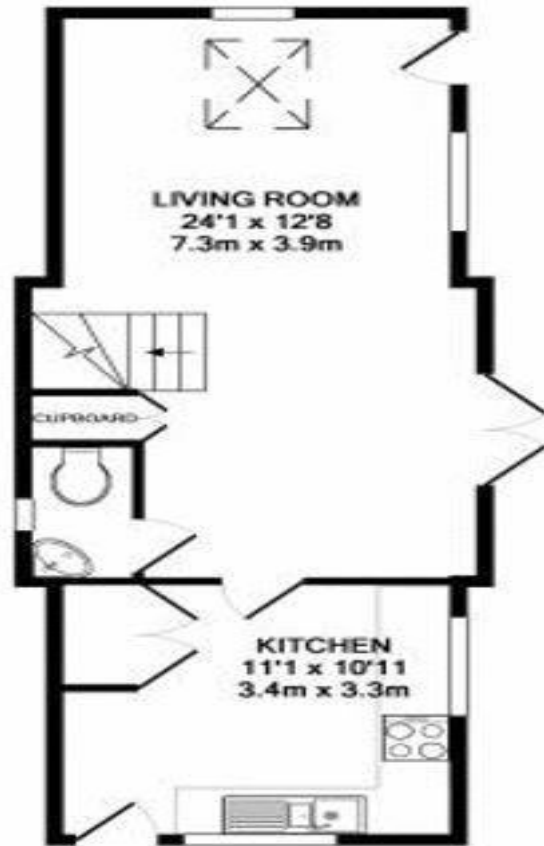
Pets: Considered

Gardening: Included

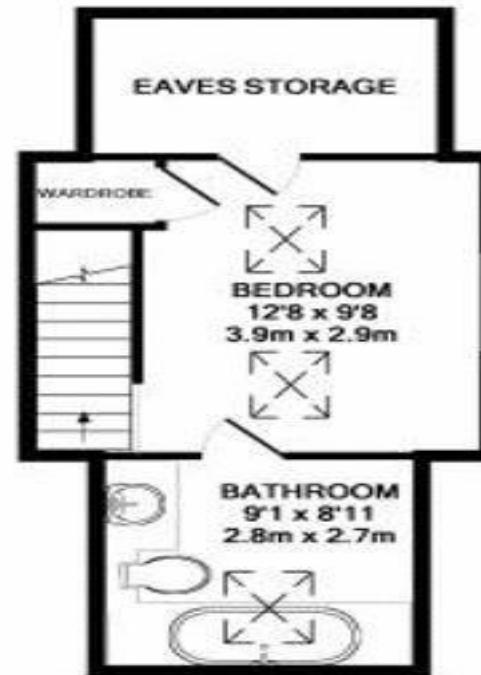
Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)



SLEEPING PLATFORM STORAGE
APPROX. FLOOR
AREA 62 SQ.FT.
(5.9 SQ.M.)

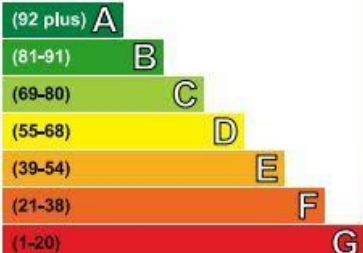
TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
48	74



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



countryhousecompany.co.uk