



Green Lane Ellisfield Hampshire RG25 2QQ

Winkworth



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Accommodation

Hallway
Kitchen
Utility room
Dining room
Living room
Garden room
Three/four bedrooms
Office/bedroom four
Ground floor bathroom and first floor WC
Garage
Gardens

Description

This spacious chalet style family home has an elevated position with stunning, far reaching views out over open countryside. It is in an idyllic setting within the heart of rural Hampshire, with the major towns of Basingstoke to the north and Alton to the southwest.

There is plenty of scope for extension with the owners previously having planning consent for first and ground floor extensions. (The plans are available on request).

The house has a covered porch with the front door leading into a wide central hallway.

The kitchen is fitted with white, high gloss finish wall and base units complemented by dark worksurfaces and metro tiled splashbacks. There is a 1½ bowl inset sink unit and induction hob with an extractor hood over, together with a built-in oven and integrated dishwasher in addition to a useful larder cupboard. The utility has been fitted to match the kitchen and has a hard wearing quarry tiled floor.

The dining room is next to the kitchen and has three steps down to the living room, which has a fireplace with a log burning stove. French doors lead through into the garden room and this offers a wide vista out over the fields beyond.

There are two bedrooms situated on the ground floor,

one has built-in wardrobes and the other doubles as an office. The bathroom has a white Edwardian styled suite with a power shower over the bath and a heated tiled floor.

Heading upstairs, there are two large bedrooms, both having built-in wardrobes and stunning views to the front. There is a walk-in airing cupboard and a separate wc off the landing.

Externally, there is a long driveway leading up to the garage.

The front garden is split level with a lower lawn and a paved terrace with flower and shrub beds up towards the house. The rear garden has a good size upper level lawn with a fruit cage and greenhouse and a terrace for outside dining on the lower level.

The house has an oil fired boiler and drainage is to a septic tank.



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GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
39	
England, Scotland & Wales EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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