BELL HOUSE

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

TO LET

£7,000 PCM

BCM Wilson Hill

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

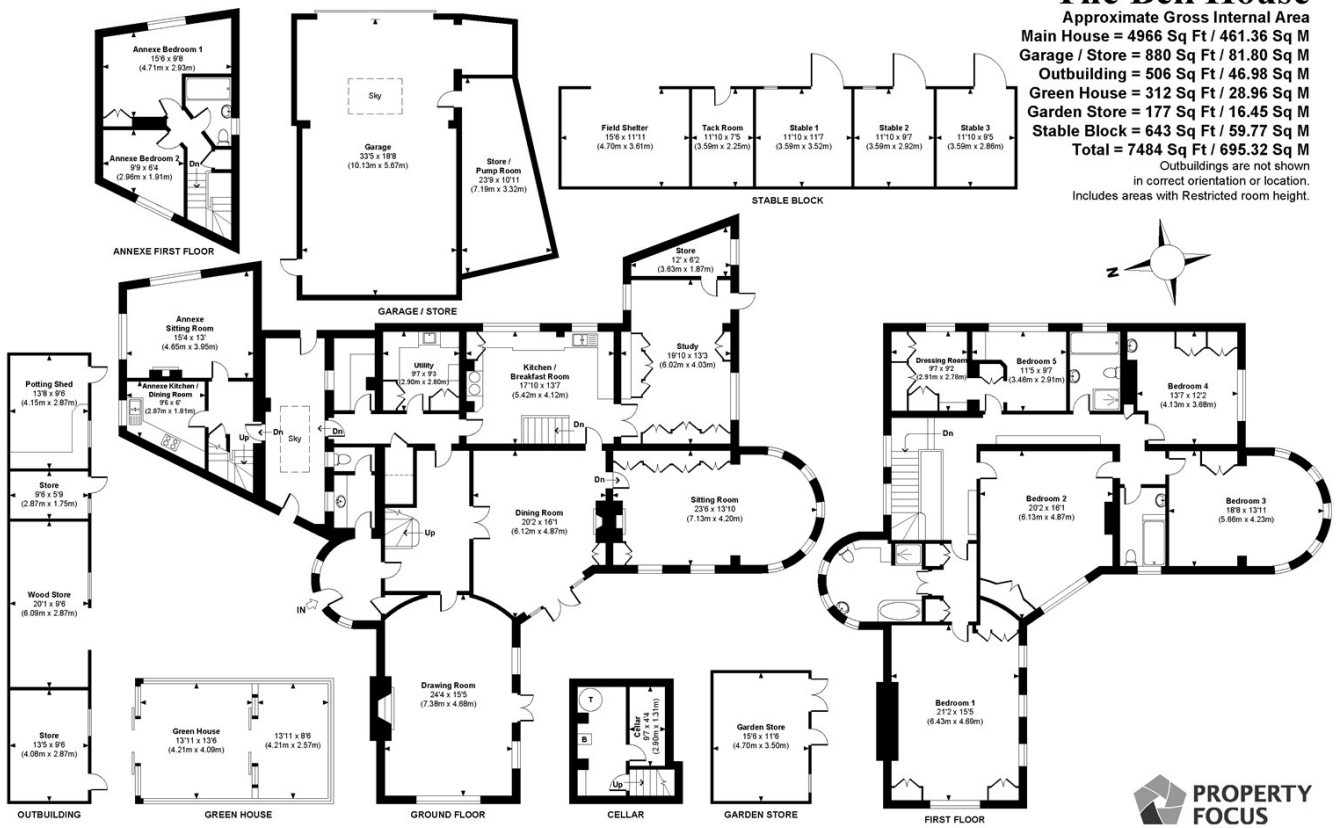
Pets considered. Additional £20 per month per pet

Deposit

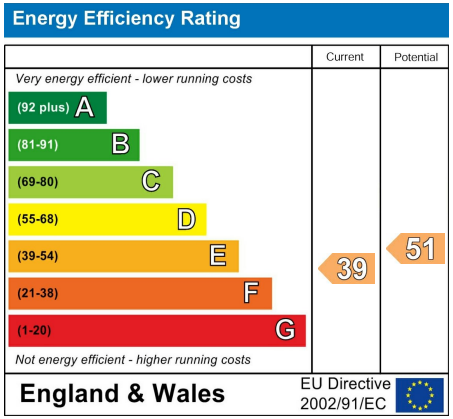
Holding deposit £1,730
Total deposit £10,384

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.



Indicates restricted room height less than 1.5m.



IMPORTANT NOTICE

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

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

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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