



Church Lane, Ellisfield, Hampshire, RG25



Orchard House, Ellisfield, Hampshire RG25

Orchard House is a part tile-hung rural home, exuding charm, and tradition, offering excellent accommodation and potential for enhancement.

A welcoming open porch leads to a bright and welcoming entrance hall. The sitting room offers warmth and elegance, centred around an open fireplace with ornate bookcases and natural light streaming in from the conservatory.

The conservatory, with its southerly aspect and a mature vine providing shade, opens directly to the garden. The formal dining room, ideal for entertaining, is brightened by a lantern roof light and opens onto the terrace.

The family kitchen, the heart of the home, features a traditional oil AGA, ample dining space, a neighbouring storeroom or potential pantry, and a utility/boot room with side access. A study at the front of the house provides additional flexibility as a family or playroom. The entrance hall features two discreetly panelled doors. Behind one lies a convenient WC, while the other conveniently opens to an internal corridor that links the home's key living spaces.

Upstairs, the principal bedroom includes a dressing room (previously a fourth bedroom) and an en suite bathroom. Two further double aspect bedrooms and a family bathroom complete the first floor.



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The property has prior planning permission to reconfigure and extend, adding a further reception room and creating four double bedrooms, including a new principal bedroom.

The property is approached by a gravel driveway with turning circle, providing good parking and access to a detached double garage offering excellent storage and potential.

The south facing garden is a standout feature, with a sun terrace and mature trees and hedges providing privacy.

Blending character with opportunity, Orchard House is a perfect countryside retreat with scope for personalisation and growth.

Services: Main water and electricity. Private drainage. Private Oil.

Oil fired central heating.

Local Authority: Hart District Council

Council Tax Band: G

Tenure: Freehold

Postcode: RG25 2QR





Location

The property is located in the quiet and convenient village of Ellisfield, surrounded by farmland on the edge of the Candover Valley. Within the village is a church, village hall and public house. In the neighbouring village of Preston Candover is a shop/post office. Everyday shops and services can be found in the nearby Georgian market town of Odiham and Alresford, or alternatively in the neighbouring towns of Basingstoke and Alton. There are a good selection of independent schools locally, including Wellesley Prep, Cheam, and Lord Wandsworth College. State schools in the area include Preston Candover and Cliddesden Primary Schools and Perins and Robert Mays Secondary Schools. There are many footpaths to enjoy throughout the surrounding countryside.

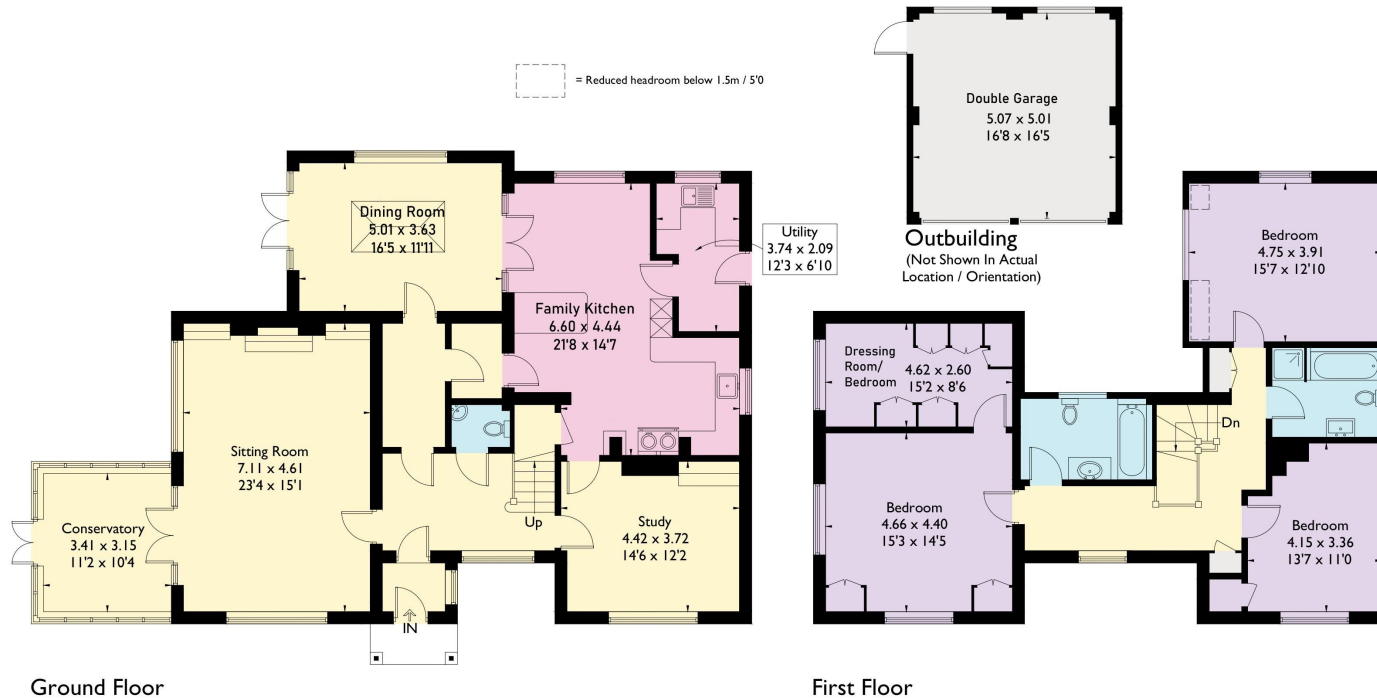




Offering rural character and opportunity

Orchard House, Church Lane, Ellisfield, Basingstoke, RG25 2QR

Approximate Gross Internal Area = 242.5 sq m / 2610 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 267.7 sq m / 2881 sq ft



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