



Gravelins, College Lane, Ellisfield, RG25





# Gravelins, College Lane, Ellisfield

## RG20

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Spacious family home situated in a generous plot and ideally located in a picturesque rural setting within the sought-after village of Ellisfield.

Sitting within surrounding trees, Gravelins is approached via a substantial driveway that offers ample off-road parking and leads up to a detached double garage. Upon entering the house you enter a welcoming hallway. The well-proportioned rooms include a spacious sitting room, kitchen, dining room and conservatory. The sitting room is south facing and overlooks the gardens with a feature wood burning fireplace and an opening into the dining room. The accommodation on the ground floor also includes a double bedroom and a family shower room.

Upstairs there are three double bedrooms all with built-in storage space and a family shower room.

The garden wraps around the property and has a balance of open, manicured lawns with well stocked borders. The garage benefits from a separate WC and upstairs partially converted home office.

Services: Mains Water & Electricity, LPG Gas, Septic Tank Drainage.

Local Authority: Basingstoke & Deane Borough Council

Council Tax Band: F

Tenure: Available Freehold



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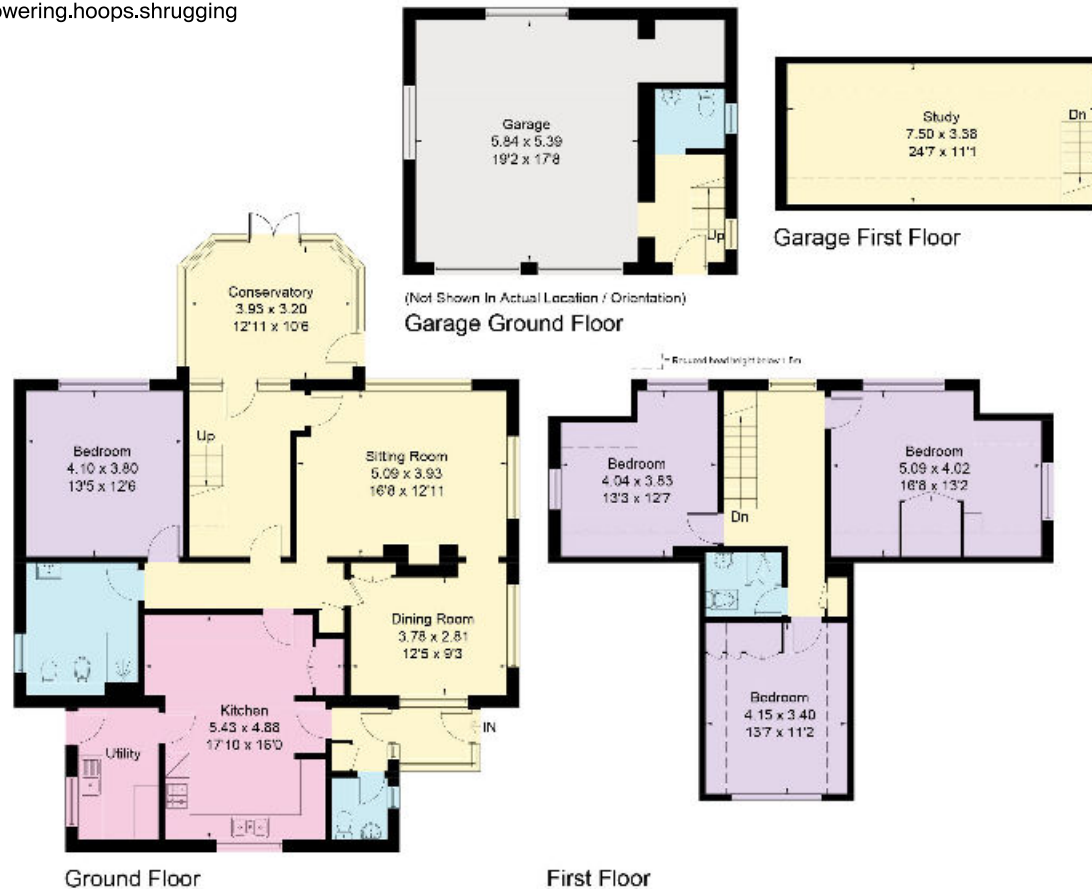






Approximate Floor Area = 192.6 sq m / 2,073 sq ft  
Garage = 69.5 sq m / 748 sq ft  
Total = 262.1 sq m / 2,821 sq ft

Postcode: RG25 2QF  
What3Words: ///cowering.hoops.shrugging



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65694

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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