



ELMTREE HOUSE
Cliddesden, Hampshire

ELMTREE HOUSE, CLERESDEN RISE, CLIDDESSEN, HAMPSHIRE, RG25 2DZ

- Basingstoke 2 miles
- Alton 10 miles
- London Waterloo from 45 minutes

Reception • hall • sitting room • dining room • study
• kitchen/dining room • utility room • cloakroom
• master bedroom with en-suite shower room • three
further bedrooms • family bathroom • single garage
• garden • EPC band B

SITUATION

Cliddesden is a popular village located just 2 miles to the south of Basingstoke. Within the village there is a traditional duck pond, a church, a thriving village hall, a popular pub and a highly regarded primary school, and Audleys Wood country hotel is close by.

Nearby Basingstoke offers a comprehensive range of leisure, educational and recreational facilities, and commuting is excellent with easy access to the M3 at junction 6 and to Basingstoke station (Waterloo from 45 minutes).

THE PROPERTY

Cleresden Rise is a small select development built to a high standard by Bewley Homes in 2012 located off Woods Lane on the edge of the village. Elmtree House has a corner plot with a largely walled south facing garden. It offers well-proportioned family accommodation extending to about 1478 sq.ft over two floors, with underfloor heating to the ground floor, and has no onward chain.

On the ground floor, the front door opens to the reception hall from which the stairs rise to the first floor landing, with under-stairs cupboard. There are three reception rooms: the dual aspect sitting room has a Jetmaster fire and French doors opening to the rear garden and double doors opening to the dining room: both this and the study overlook the front.

AN EXCELLENT DETACHED FAMILY HOME WITH A SOUTH FACING CORNER PLOT ON A SMALL, SELECT DEVELOPMENT CLOSE TO THE EDGE OF THIS POPULAR VILLAGE.





The kitchen/breakfast room is fully fitted with ample storage and Bosch appliances. There is also a utility room and a cloakroom.

On the first floor, the master bedroom has an en-suite shower room and built-in wardrobes. There are three further bedrooms, all with wardrobes, and the family bathroom.

For further details please refer to the floorplan.

OUTSIDE

To the front, there is a small open plan garden laid to lawn. To one side, the driveway provides parking for two cars in front of the single garage.

To the rear, the garden enjoys a southerly aspect. It is level and laid primarily to lawn and is largely walled so enjoys a good degree of privacy. There is a paved terrace, a lawn with shrub beds and a garden shed.

ADDITIONAL INFORMATION

Tenure: Freehold. There is a small management charge.

Services: All mains services are connected. Gas central heating. Underfloor heating to the ground floor

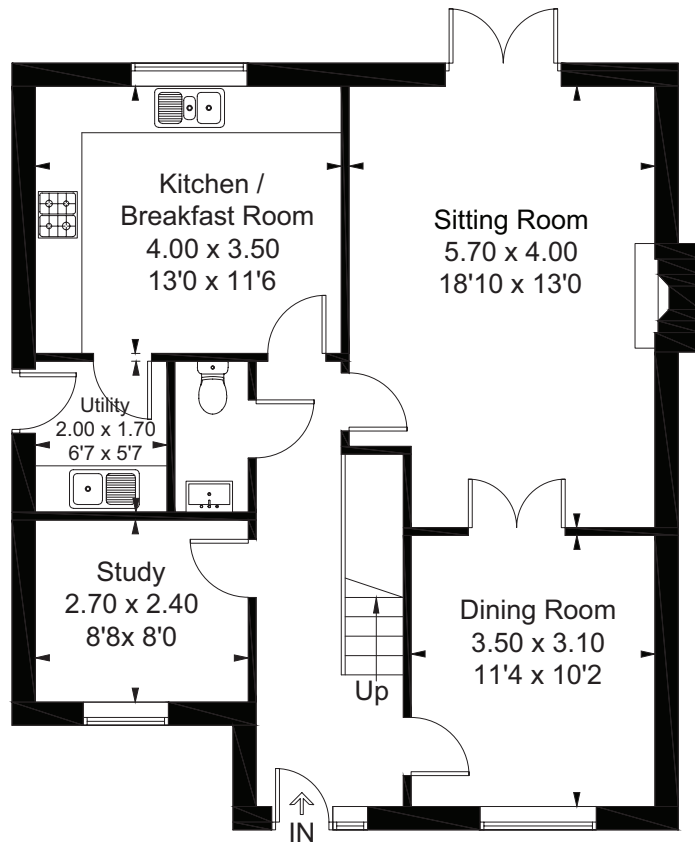
Local Authority: Basingstoke and Deane Borough Council
Tel (01256) 844844

Viewing: Strictly by appointment through Randalls Residential on 01256 345635

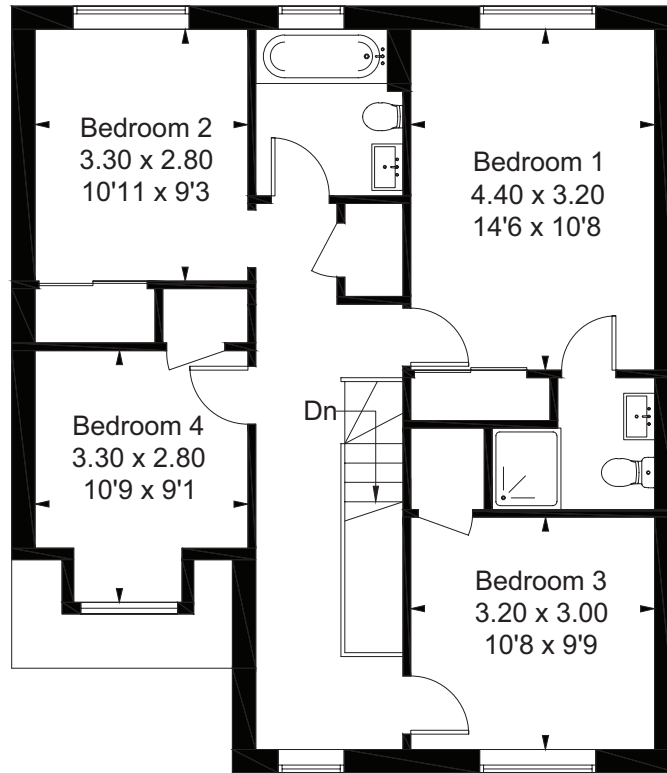
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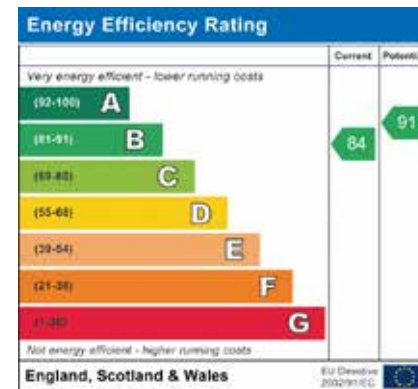
Approximate Floor Area = 137.3 sq m / 1478 sq ft



Ground Floor



First Floor



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IMPORTANT INFORMATION

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