



CGI

**BUILDING PLOT, HIGHCLERE**  
£420,000

**Carter Jonas**

# BUILDING PLOT HIGHCLERE, NEWBURY BERKSHIRE, RG20 9SD

## SITUATION

Located on the Berkshire/Hampshire border, Highclere is a highly sought after village, surrounded by beautiful countryside and within an AONB.

A building plot with planning permission for a 3 bedroom detached house.

## DETAILED PLANNING PERMISSION FOR A DETACHED DWELLING

Entrance hall, Cloakroom, Utility, Study, Snug, Lounge, Kitchen/Dining, Bedroom (1) with ensuite, two further Bedrooms (upstairs); Master Bedroom with ensuite and Dressing Area, Bedroom 3, Landing, Family Bathroom. Carport/Garage.

## BASINGSTOKE AND DEANE COUNCIL APPLICATION

22/01690/FUL

Technical drawing consent - PP-11322795

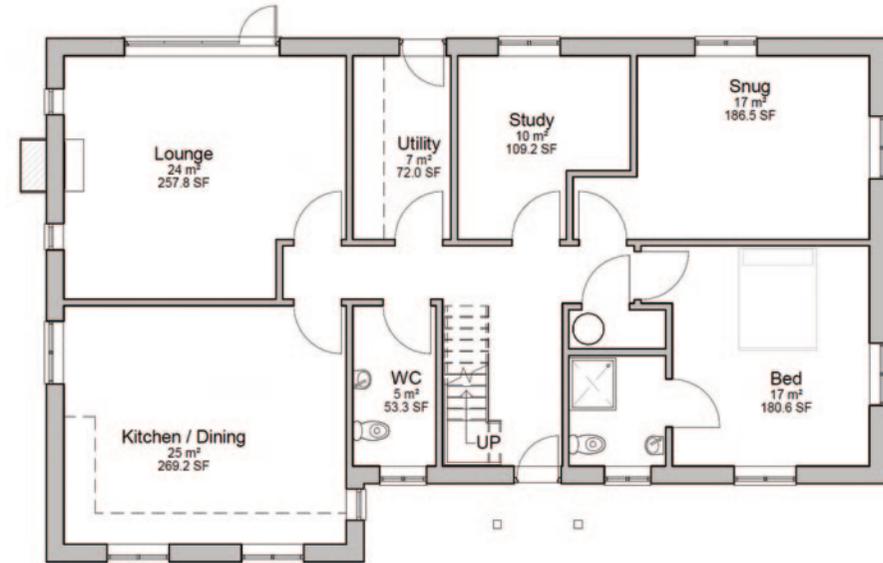
The decision notice and relative documents can be viewed via:

## BASINGSTOKE AND DEANE WEBSITE

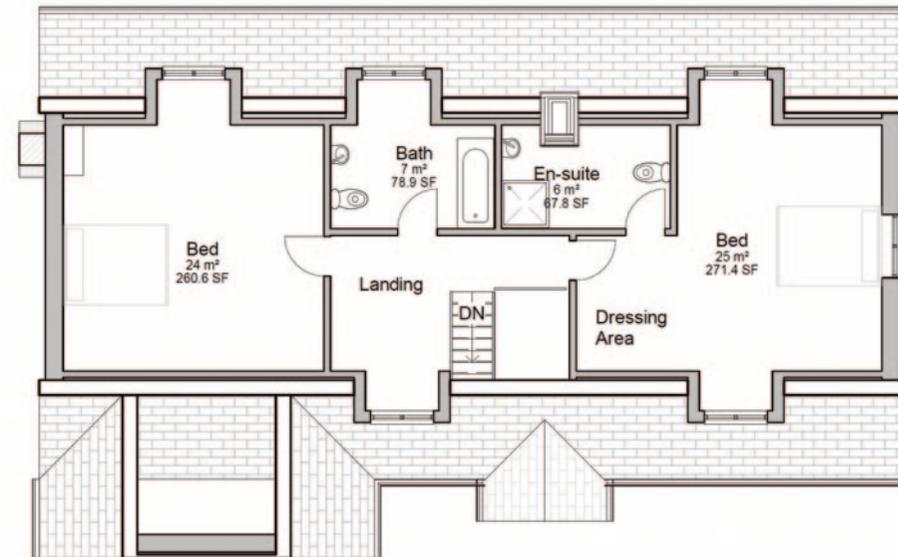
<https://www.basingstoke.gov.uk/view-planning-applications>

**APPROXIMATE FLOOR AREA** 2100 sq. ft (Excluding Carport/Garage)

**PLOT SIZE** Approximately 0.238 acres



**GROUND FLOOR**



**FIRST FLOOR**

## LOCAL INFORMATION

Highclere is a village and civil parish situated in the North Wessex Downs in the Basingstoke and Deane district of Hampshire. It lies in the northern part of the county, near the Berkshire border. It is most famous for being the location of Highclere Castle.

Easy access to the A34 and M4 (J13), A339 Basingstoke and M3.  
Newbury 6 miles • Andover 12 miles • Basingstoke 17.5 miles  
Newbury - Paddington 50 mins • Whitchurch - Waterloo 65mins.

### AMENITIES

The Highclere Red House is a friendly pub in the centre of the village. In the neighbouring village of Woolton Hill, there is a Post Office and convenience store (1.6 miles) along with The Rampant Cat pub. Wonderful countryside and an abundance of footpaths.

### SCHOOLS

St Thomas' CE Infant's, Woolton Hill Junior's, Thorngrove,  
St Martin's CE primary, Cheam, Brockhurst & Marlston, Elstree,  
St Andrew's, Bradfield College, Downe House and Pangbourne College.

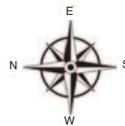
### ADDITIONAL INFORMATION

**Available services:** Mains electricity, water, septic tank drainage

**Local authority:** Basingstoke and Deane. Telephone 01256 844844

**Viewing:** By prior appointment through the Newbury office 01635 263010

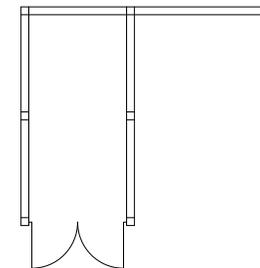
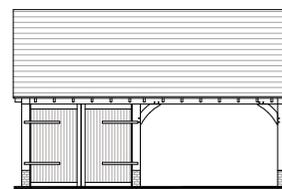
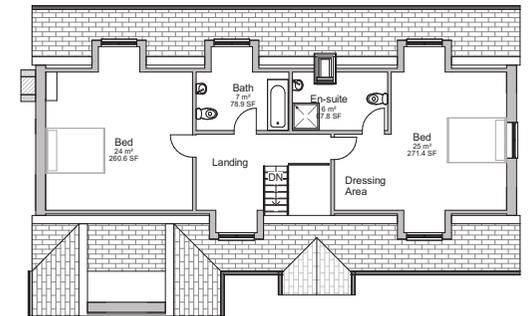
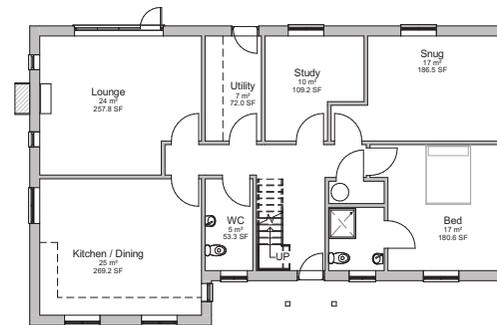
**Directions:** Please use postcode RG20 9SD



# BUILDING PLOT HIGHCLERE NEWBURY BERKSHIRE RG20 9SD

Situated in a semi-rural location on the south side of Highclere village and surrounded by farmland and equestrian grazing.

The area offers an abundance of undulating countryside for lovely walks in and around Highclere and the neighbouring villages, including The Wayfarer's Walk, The Test Valley and The West Sussex Downs.



Illustrations not to scale and are for reference only.

**Plot = Approximately 0.238 acres**

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## IMPORTANT INFORMATION

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