



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

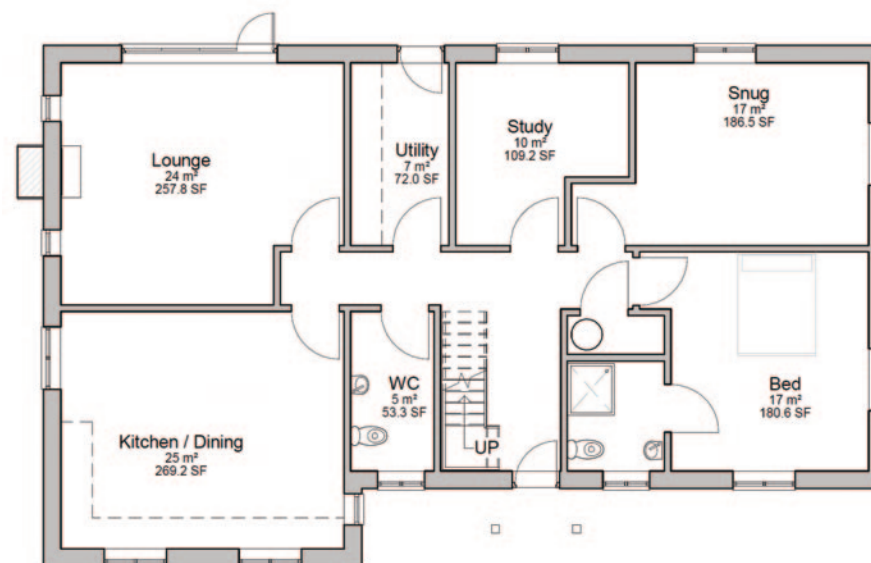
The decision notice and relative documents can be viewed via:

BASINGSTOKE AND DEANE WEBSITE

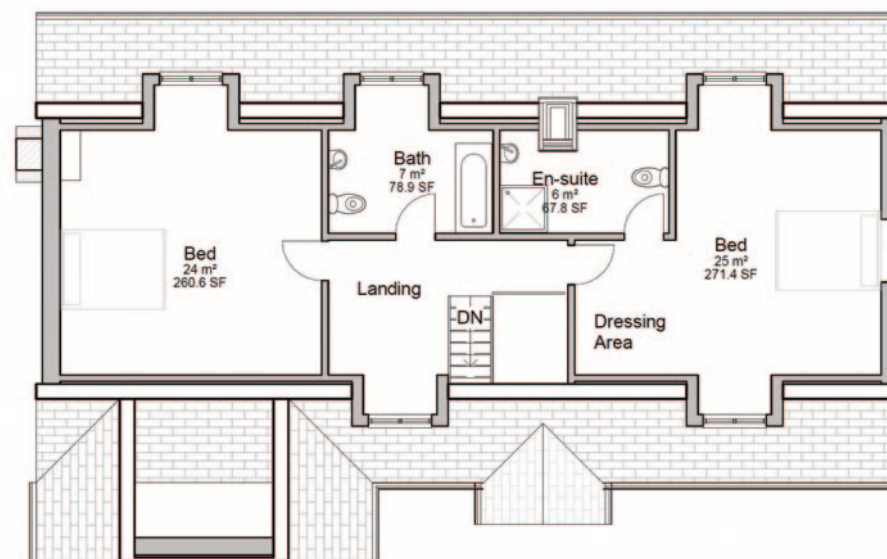
<https://www.basingstoke.gov.uk/view-planning-applications>

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

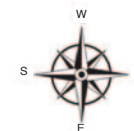
PLOT SIZE Approximately 0.238 acres



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.

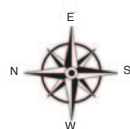
ADDITIONAL INFORMATION

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

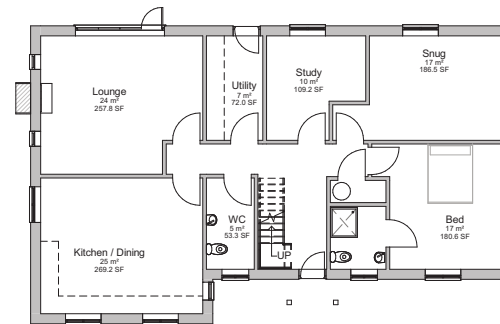
Directions: Please use postcode RG20 9SD



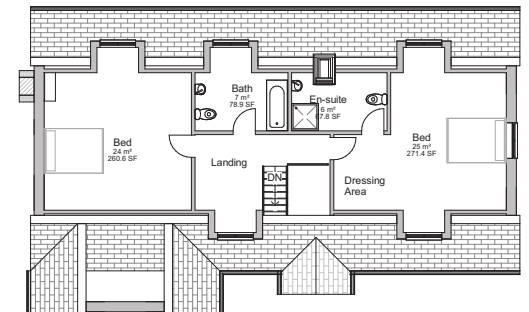
BUILDING PLOT HIGHCLERE NEWBURY BERKSHIRE RG20 9SD

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

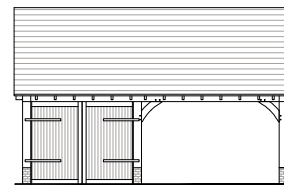
The area offers an abundance of undulating countryside for lovely walks in and around Highclere and the neighbouring villages, including The Wayfarer's Walk, The Test Valley and The West Sussex Downs.



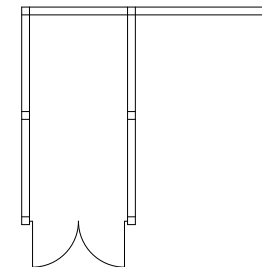
Ground Floor



First Floor



Car Port



Car Port - Floor plan

Illustrations not to scale and are for reference only.

Plot = Approximately 0.238 acres

NEWBURY 01635 263000

newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.