



HIGHCLERE • BERKSHIRE

PLOT IN HIGHCLERE

Located in Highclere, 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 to include: 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

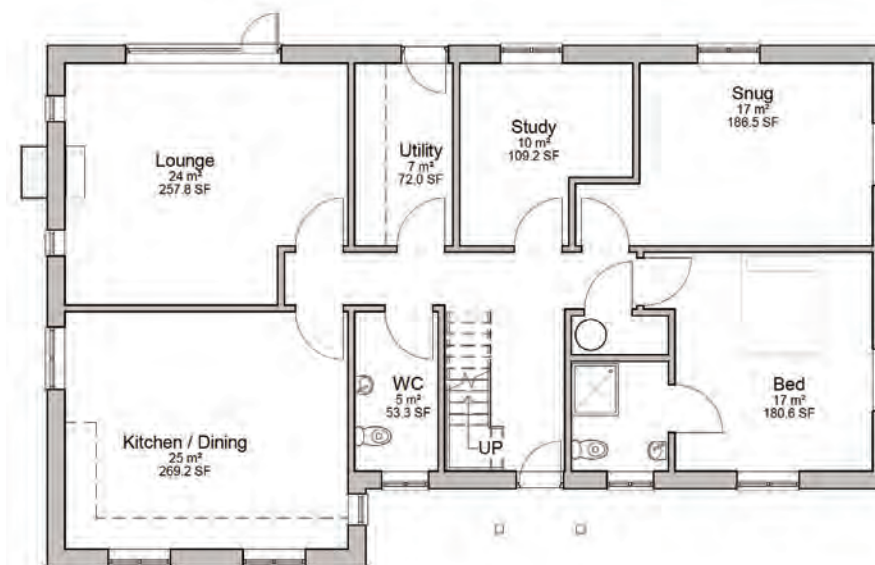
The decision notice and relative documents can be viewed via the **Basingstoke and Deane website:**

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

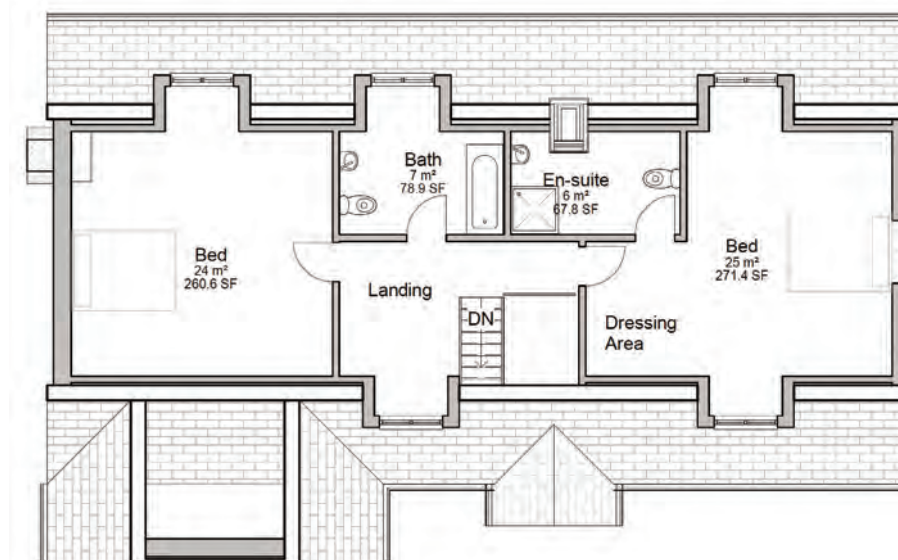
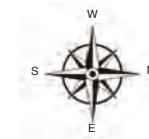
Approximate Floor Area = 2100 sq. ft (Excluding Carport/Garage)

Plot size = Approximately 0.238 acres

RG20 9SD



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

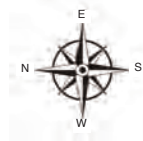
The Highclere Red House is a friendly pub in the centre of the village. In the neighbouring village of Woolton Hill, there is a Post Office and convenience store (1.6 miles) along with The Rampant Cat pub. Wonderful countryside and an abundance of footpaths.

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.

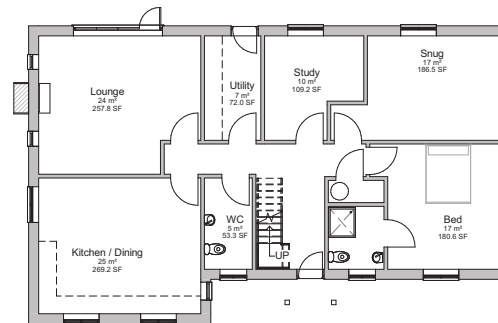
Local authority

Basingstoke and Deane. Telephone 01256 844844

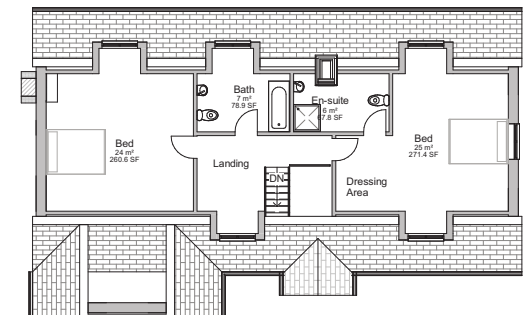


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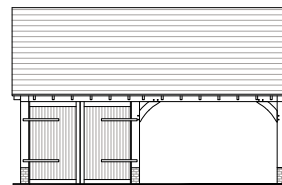
Situated in a semi-rural location on the south side of Highclere village and surrounded by farmland and equestrian grazing. The area offers an abundance of undulating countryside for lovely walks in and around Highclere and the neighbouring villages, including The Wayfarer's Walk, The Test Valley and West Sussex Downs.



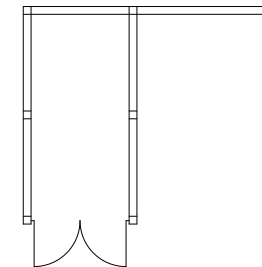
Ground Floor



First Floor



Car Port



Car Port - Floor plan

Illustrations not to scale and are for reference only.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.