

Mary Lane, North Waltham

*A stunning building plot in the heart
of the countryside*



JACKSON
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PROPERTY



The opportunity to craft your own home

Nestled in the serene village of North Waltham, we are pleased to present a distinctive opportunity to acquire a coveted new build plot. The consented building plot is offered for sale at £450,000, or alternatively, as a fully realised dwelling at a discounted price of £895,000*. The completed residence would be crafted through a 'design and build' contract, allowing the buyer to exercise creative control over the final technical design, specifications, and interior finishes. Partnering in this endeavour is Digey Ltd, a highly regarded local contractor celebrated for their commitment to quality and meticulous attention to detail. This exclusive arrangement not only provides a canvas for personalisation but also ensures the realisation of a bespoke home crafted by seasoned professionals.

The plot stands as an unparalleled opportunity for those seeking a blend of tradition and modernity in a picturesque village setting. This promising development opportunity holds the potential to craft the perfect family abode. Meticulous planning has been poured into its design, with a strong emphasis on creating a spacious and harmonious four-bedroom layout, ideal for comfortable family living. The layout boasts three generous double bedrooms, and the pièce de résistance—a luxurious double master suite, complete with a walk-in wardrobe and a well-appointed en-suite shower room. The first floor is also served by a family bathroom, adding to the overall convenience and functionality of the home. The heart of this design is a generously proportioned open-plan kitchen that seamlessly integrates with a dining area, alongside an adjacent snug, providing the perfect setting for family gatherings and entertaining. The addition of a separate utility room adds a practical touch to the living space. Completing the ground floor, you'll find a spacious living room, a dedicated study area, and a convenient cloakroom, ensuring that every aspect of daily life is accommodated with ease and style.

****The assessed value of the completed house, amounting to £895,000, is grounded in a robust foundation of high-quality construction, modern design, and an efficient build specification. This valuation takes into account the meticulous attention to detail and the use of superior materials throughout the building process. Provisional sums have been allocated for essential components such as heating systems, fixtures, and fittings*****



formal text

St. Michael's Church, North Waltham

Welcome to North Waltham

Nestled in the picturesque countryside of Hampshire, North Waltham is a charming village offering a perfect blend of rural tranquility and convenient access to urban amenities. Located just a short drive from Basingstoke, this idyllic village is an ideal setting for those seeking a serene yet well-connected place to call home.

Community and Lifestyle North Waltham boasts a close-knit community, where friendly neighbors and a welcoming atmosphere make you feel right at home. The village hall hosts a variety of events throughout the year, fostering a strong sense of community spirit. The local pub, The Fox, is a popular spot for socializing and enjoying delicious meals, while the well-maintained village green is perfect for leisurely strolls and outdoor activities.

Amenities and Education Families will appreciate the excellent local amenities, including the highly-regarded North Waltham Primary School, known for its nurturing environment and strong academic record. For older students, there are several secondary schools and colleges in nearby Basingstoke. The village also features a convenience store, a post office, and other essential services, ensuring all your daily needs are met without having to travel far.

Transport Links Despite its rural setting, North Waltham offers superb connectivity. The M3 motorway is easily accessible, providing quick routes to London, Southampton, and beyond. Basingstoke railway station is just a short drive away, offering regular train services to London Waterloo, making it an excellent choice for commuters.

Heritage and Culture Steeped in history, North Waltham is home to several historical landmarks, including the charming 12th-century St. Michael's Church. The village's rich heritage is evident in its traditional architecture and well-preserved buildings, adding to its timeless appeal.

Discover the perfect blend of rural charm and modern convenience in North Waltham, Basingstoke – a village that truly offers the best of both worlds.

Site Layout Plan



External Elevations

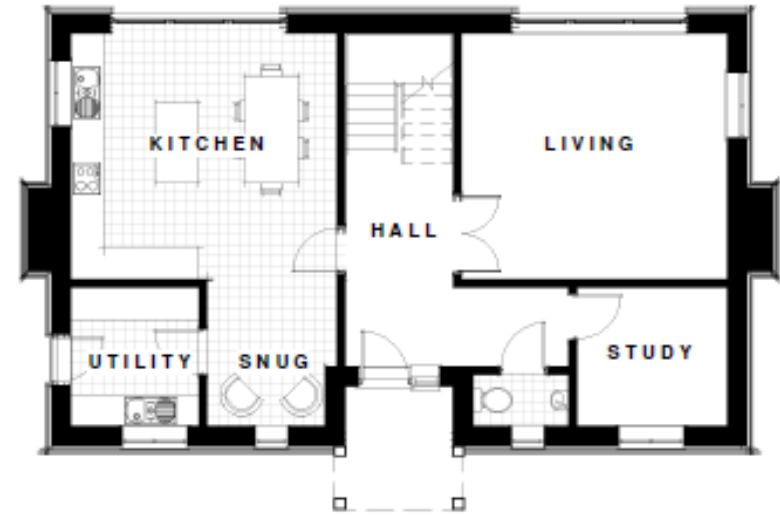


FRONT
1 : 100



REAR
1 : 100

Approved Floor Plans



GROUND
1 : 100



FIRST
1 : 100

'A place for the family to grow...'



...and memories to be made'



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Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing.

All floor areas are scaled from architectural plans and may differ from built dimensions.

The developer reserves the right to vary the specification as and where it may be necessary.

Whilst all statements in this brochure are believed to be correct, they are not to be taken as statements of fact and neither the developer or their agency guarantee their accuracy.

CGI photo's and brochure images are indicative only and may differ slightly on completion.

For more information and for any viewings, please contact us;

 info@jackson-wright.co.uk

 01256 592554

 www.jackson-wright.co.uk

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