



# PARSONS BARN

Stratfield Saye, RG7 2DX



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Basingstoke 8 miles | Reading 10.4 miles

Reading to London Paddington 23 minutes

Elizabeth Line direct to central London/Canary Wharf

London Waterloo from Basingstoke – 1 hour

(Mileages and times approximate)

A unique opportunity to purchase a site, with full planning consent to develop a stunning new home in a beautiful setting.

Guide price: £1,000,000

## Main House

### (summary of accommodation when built)

Kitchen/Dining/Garden Room | Sitting Room | Hall | Study | Snug | Larder

Boot and Utility Room | Downstairs W/C

Main Bedroom with En Suite Bathroom and Dressing Room

Four further En Suite Bedrooms | Double Garage

In all approx. 4,680 sq.ft. (434.82 sq.m)

In all Approx. 0.61 acres (0.25 hectares)

## PARSONS BARN

This is a wonderful opportunity for someone to purchase a site with full planning permission to build a stunning, modern new home in a barn style, totalling over 4,600 sq. ft., set within a very peaceful yet highly convenient setting. When built, the property will provide generous accommodation and five en suite double bedrooms. The main bedroom will have a dressing room, en suite and double doors opening onto a roof terrace affording far reaching views across the surrounding countryside. On the ground floor the main room will be the open plan kitchen, dining and garden room which will be a superb, bright space for modern living with doors opening onto the various verandas. There will also be a large sitting room, study and snug. The house will make for an excellent family home in an idyllic, rural setting. Planning reference 23/00458/FUL, <https://www.basingstoke.gov.uk/view-planning-applications>.

Parsons Barn sits within a generous plot which totals around 0.61 acres. Once completed, this will provide a wonderful backdrop for this magnificent home, featuring a sweeping driveway into a large parking area in front of the house, with good lawn and garden space in front and behind the barn. There will be a number of terraces and verandas, accessed from both the kitchen/dining/garden room and the sitting room.



## SITUATION

Parsons Barn enjoys a wonderful, rural setting close to the hamlet of West End Green. The area is very peaceful and surrounded by attractive open countryside yet is very well placed for easy access to both Basingstoke and Reading, both of which provide an excellent range of shopping, leisure and cultural amenities. Reading railway station provides a fast link to London Paddington. Also Basingstoke railway station provides a fast and regular service to London Waterloo. Also well located for the connecting stations of Mortimer and Bramley.

Schools in the area are very good and include Bramley Church of England Primary School, Wellesley Prep School and Sherfield School among others.

Leisure opportunities in the area include the nearby Wellington Country Park, Wellness centre and local public house as well as many delightful walks in the surrounding countryside.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no rights of way crossing the property.

### Services

The barn will have mains water fed from the vendor's farm supply, mains electricity and private drainage.

### Broadband Availability

Full fibre connection will be available.

### Mobile Phone Coverage

Good network coverage available (Ofcom).

### Tenure

Freehold with vacant possession.

### Building Safety

One of the existing barn has asbestos roof panels.

### Local Authority

Basingstoke and Deane Borough Council.

## Risks

The current barn is an unused, former agricultural barn.

## Postcode

RG7 2DX.

## Directions

From Basingstoke take the A33 heading towards Reading. Upon reaching the Wellington Arms at Stratfield Turgis on the left, turn left into Green Lane alongside the pub. Follow this lane for approx. ½ mile and on the sharp right hand bend turn left and then immediately right back on to Green Lane. Pass through the village into the countryside and Parsons Barn will be found on the right adjacent to Parsons Farm.



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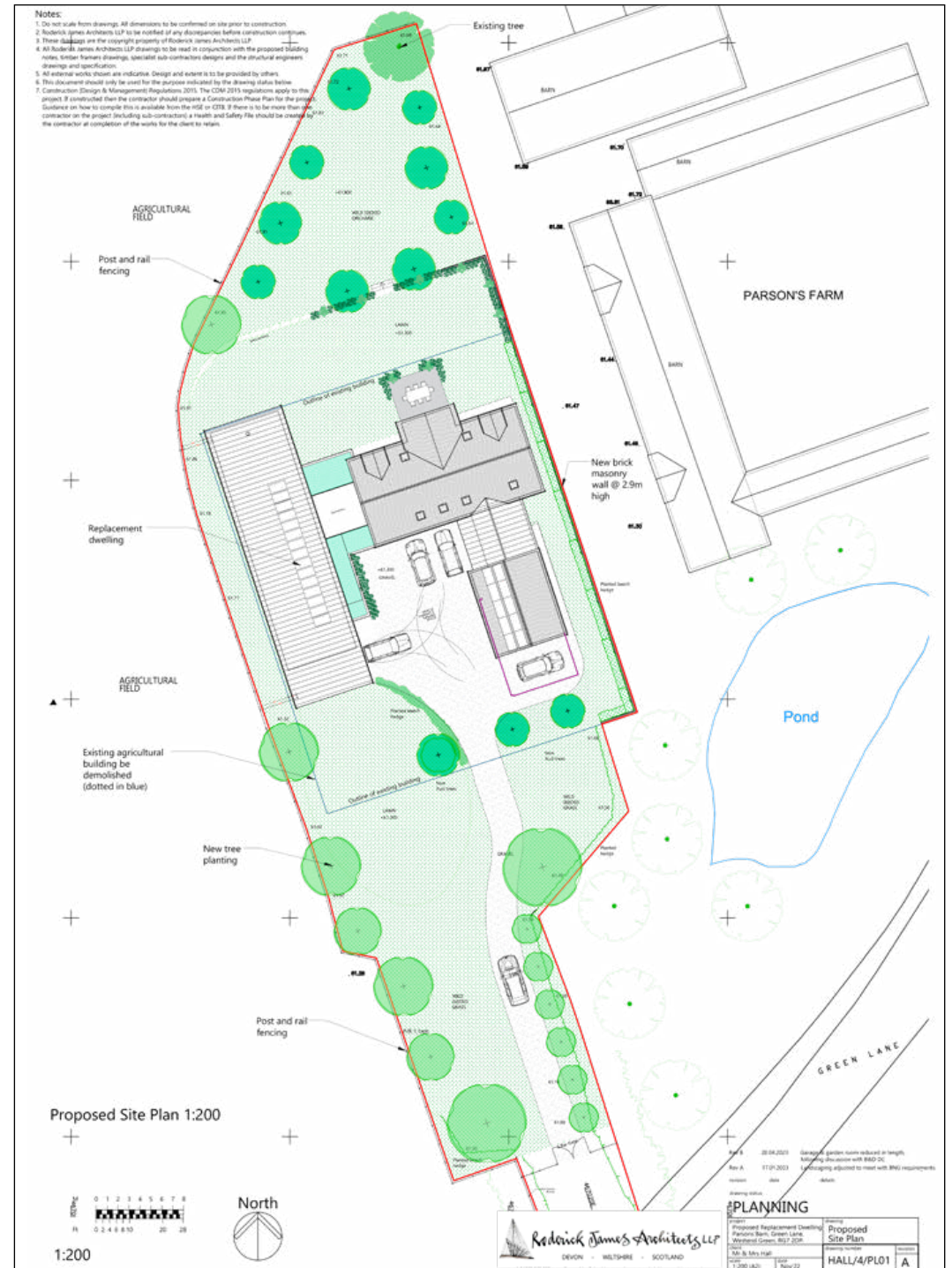
## Viewings

By appointment with BCM Wilson Hill only.

## Selling Agents

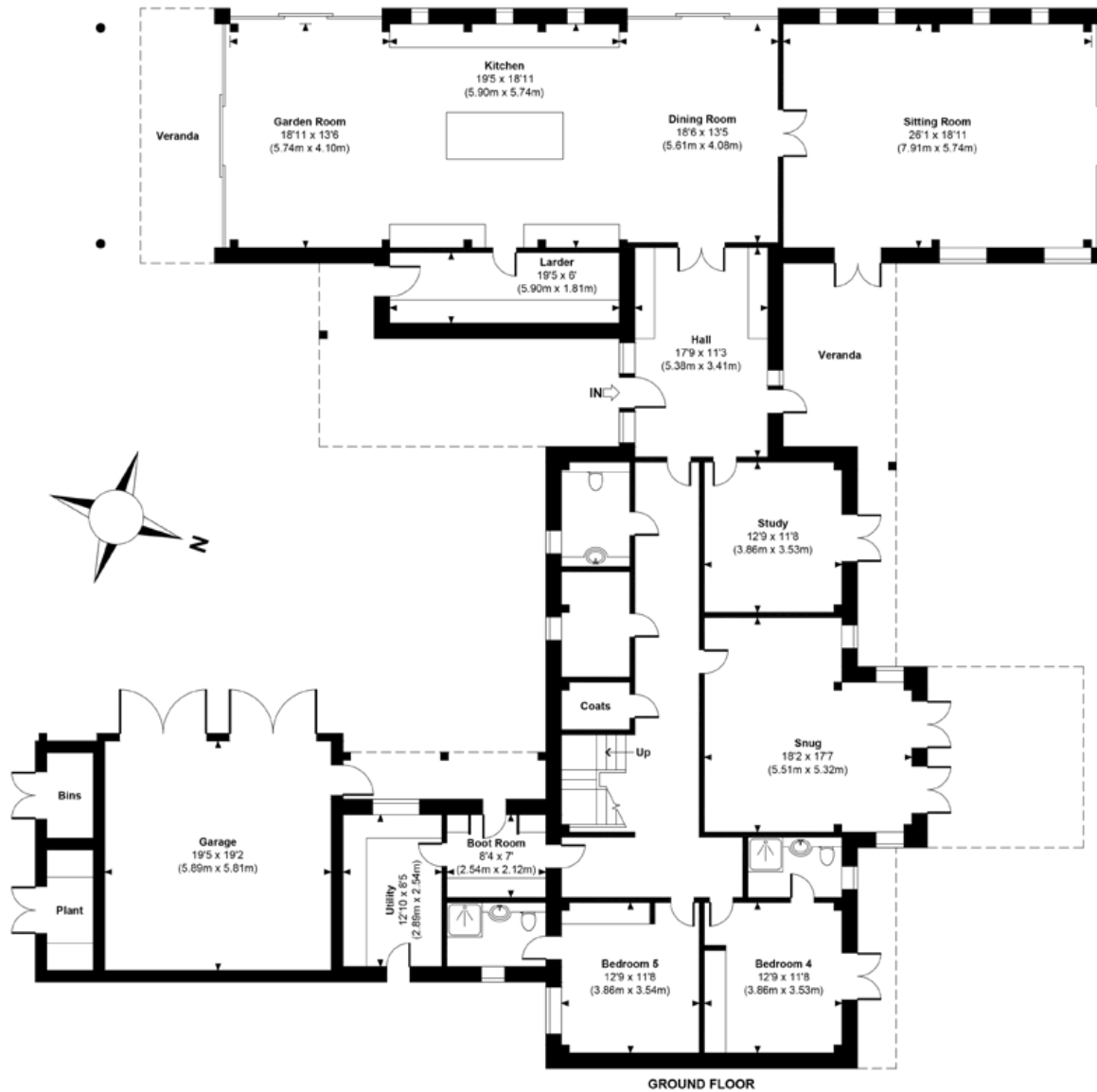
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NB These particulars are as at April 2024

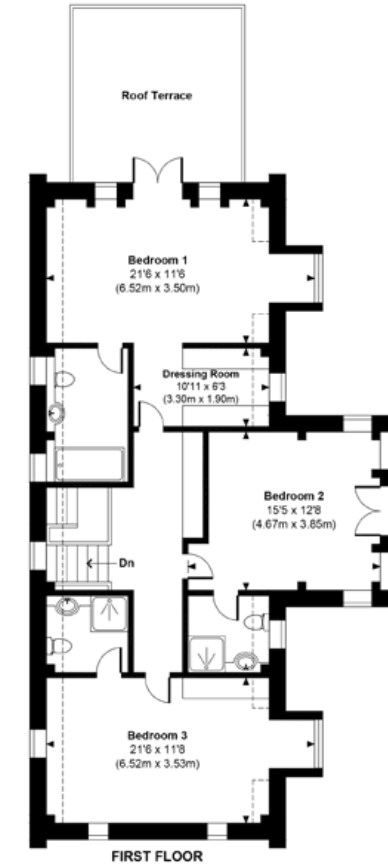


Proposed Perspective Views





**Parsons Barn**  
 Approximate Gross Internal Area  
 Main House = 4222 Sq Ft / 392.27 Sq M  
 Garage = 458 Sq Ft / 42.55 Sq M  
 Total = 4680 Sq Ft / 434.82 Sq M  
 Includes areas with Restricted room height.



**IMPORTANT NOTICE**

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