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SIMMONS & SONS



Development Plot- Parsons Barn, Stratfield Saye, Reading RG7 2DX

Offers In Excess Of £800,000

Consent for 5 Bedroom 4,600 sq ft contemporary home

Freehold

Parsons Farm Barns, Stratfield Saye

Reading, RG7 2DX

- Full Planning Consent under Application **23/00458/FUL** Local Authority - Basingstoke & Deane Borough Council
Click [HERE](#) for information
- Beautiful Rural Views
- Total Area **0.61 Acres** with further land available by separate negotiation

Building plots like this are a rare find.

A contemporary masterpiece designed for comfortable modern living while taking full advantage of its beautiful rural setting.

Laid out to provide 5 large double bedrooms, all en-suite.

Magnificent reception rooms with all the ancillary facilities that befit a modern home both suited to family life in the countryside and entertaining.



Notes:

1. Do not scale from drawings. All dimensions to be confirmed on site prior to construction.
2. Roderick Green Architects LLP to be notified of any discrepancies before construction commences.
3. These drawings are the copyright property of Roderick Green Architects LLP.
4. All Roderick Green Architects LLP drawings to be read in conjunction with the proposed building rules, British Standards drawings, specialist sub-contractor designs and the structural engineers drawings and specification.
5. All external works shown are indicative. Design and extent to be provided by others.
6. This document should only be used for the purpose indicated by the drawing notes below.
7. Construction (Design & Management) Regulations 2015: The CDM 2015 regulations apply to this project. If constructed then the contractor should prepare a Construction Phase Plan for the project. Guidance on how to comply with this is available from the HSE or CDM. If there is to be more than one contractor on the project (including sub-contractors) a Health and Safety file should be created by the contractor at completion of the works for the client to retain.



Local Information

Recreation

Fly Fishing locally on the River Loddon.

Horse Racing at Newbury.

Wellington Country Park.

Wellington Riding

Transport Links

Close to the A33, linking to both the M4 and M3

Reading Station, Main Line into London Paddington

Basingstoke Station, Main Line into London Waterloo.

Mortimer Station

Schools

Great local preparatory schools including Wellesley Prep School, St Neots, Daneshill, Elstree and Cheam.

Top independent secondary schools, Wellington College, Bradfield, Pangbourne and Lord Wandsworth College within easy reach.

General Remarks

Method of Sale: Private Treaty

Tenure: Freehold with vacant possession.

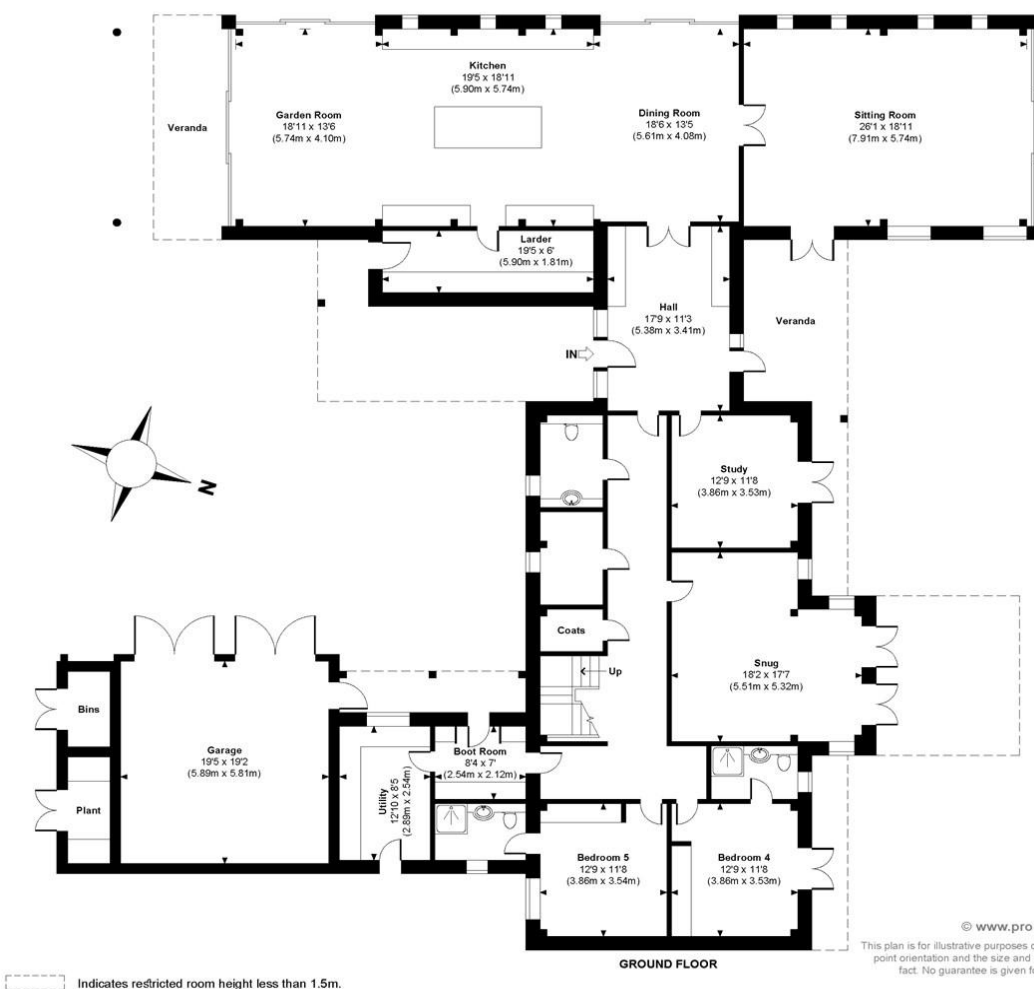
Services

Electricity: Mains supply, will require re-connection

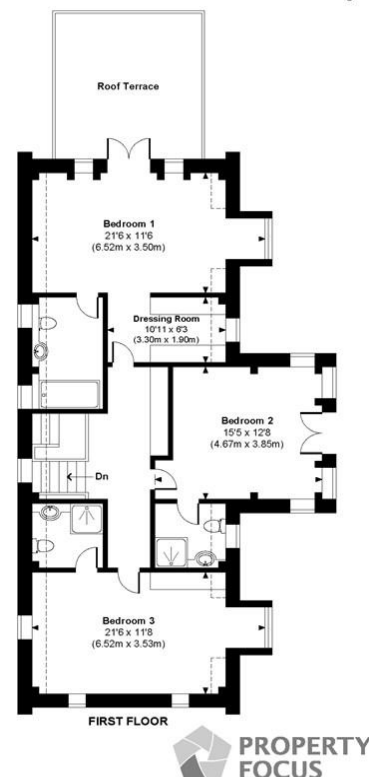
Water: Mains water through vendor's supply

Sewerage: Will require private supply

Broadband: Fibre available to the premises



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.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

VIEWINGS

Strictly by appointment only with
 Simmons & Sons - Development

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DIRECTIONS

From the A33, Take the turning alongside the Wellington Arms at Stratfield Turgis, after 1/2 mile turn left at the sharp bend, then immediately right, after passing through the village, after 0.8 miles you will find Parsons Barn on your right.

What3words:

///fidgeted.latched.outlined

Postcode RG7 2DX

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