

Building plot at Headley Common Farm Common Road, Headley, Hampshire



Planning permission for a four bedroom **detached family home** in about 1.3 acres.

Proposed accommodation

Entrance hall | Drawing room | Kitchen/dining/family room | Sitting/play room | Study | Cloakroom | Utility room

Principal bedroom with adjoining bathroom and dressing room | Guest bedroom with adjoining bathroom | Two further bedrooms | Family bathroom

Double garage

Private driveway | Garden | Woodland

Gross internal floor area (approx.): House: 3,638 sq ft / 338 sq m

Garage: 394 sq ft / 37 sq m

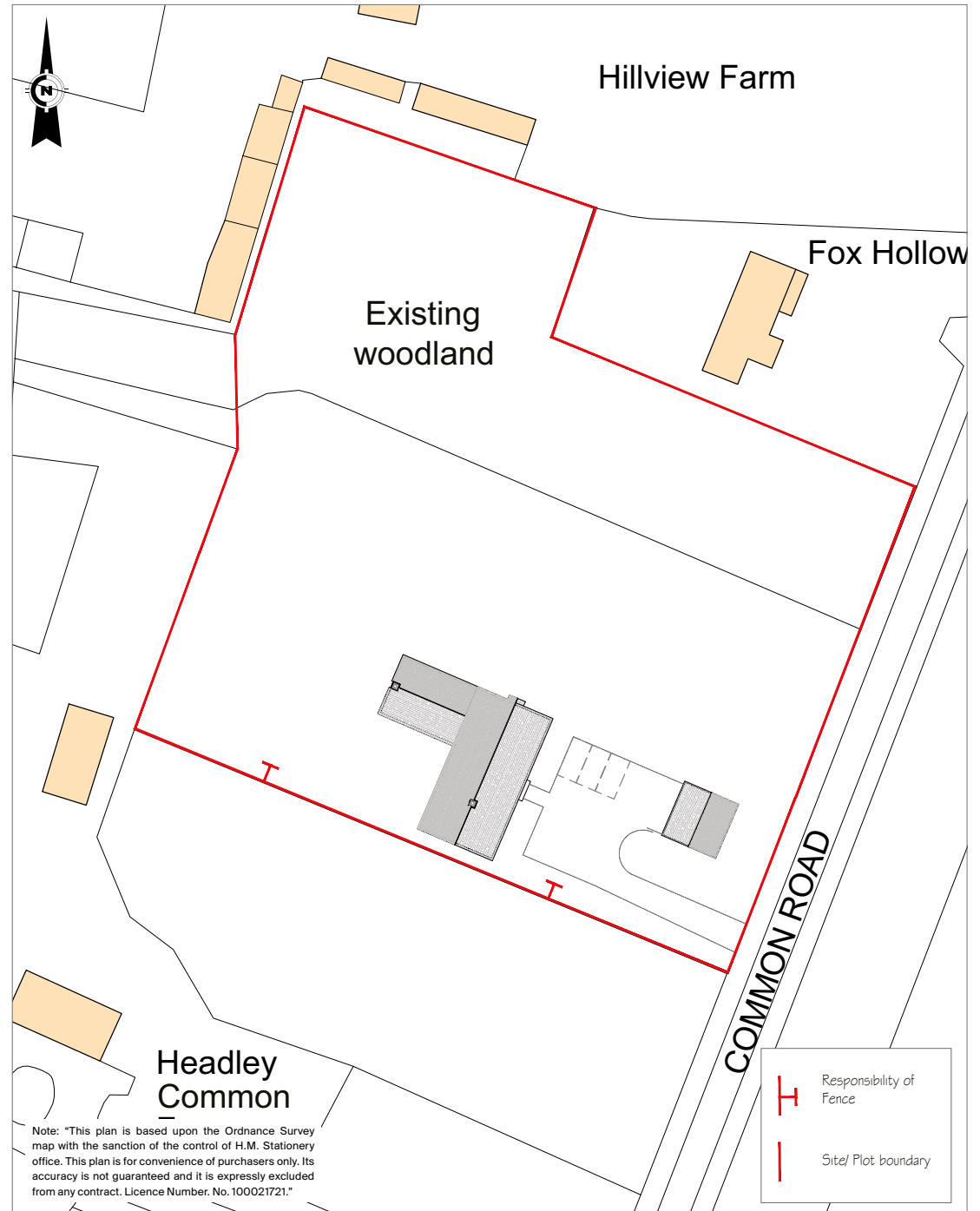
In all about 1.3 acres (0.53 Ha)

Distances

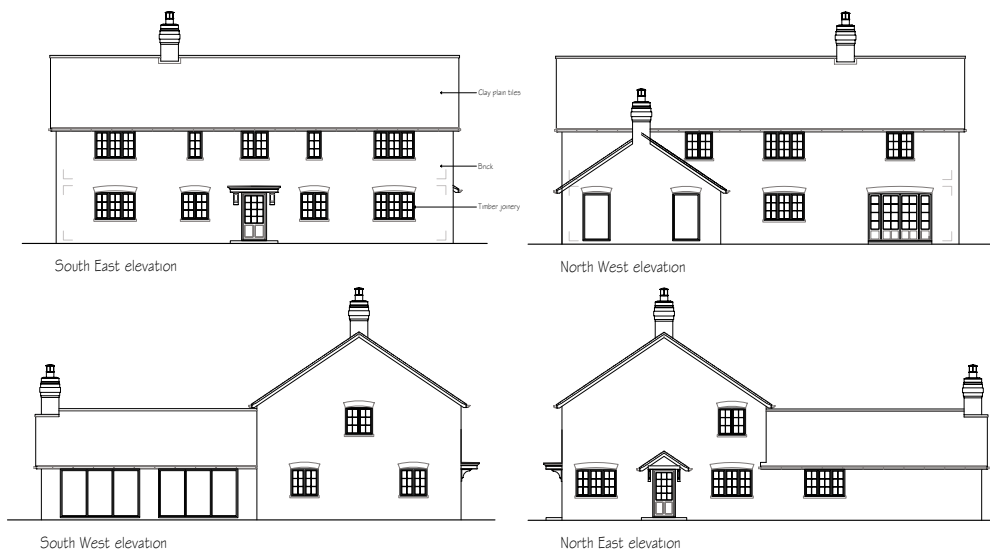
Basingstoke 12 miles ((London Waterloo from 45 minutes), Newbury 6 miles (London Paddington from 50 minutes), Reading 14 miles, M3 (J6) 11 miles M4 (J13) 12 miles (All distances and times are approximate).

Land at Headley Common Farm

Planning permission was granted in September 2023 under Basingstoke and Deane Borough Council reference 23/00263/TDC. Permission has been granted for a 4-bedroom detached family home with a detached double garage. It has its own private access off the rural lane.



Proposed elevations



Gardens and grounds

The plot is currently an area of grassland with woodland on the northern boundary. This provides a natural boundary to the neighbouring property.

North Hampshire

The land at Headley Common Farm is located in an attractive rural setting, surrounded by unspoilt countryside, and yet conveniently situated for the commuter. There is fast rail access to London Waterloo in 45 minutes from Basingstoke, and via Newbury to London Paddington in 50 minutes. The M3, M4 and A34 provide fast road access to London, the South Coast, West Country and the Midlands.

The property lies close to Headley, a popular village situated between Newbury and Basingstoke at the foot of the North Hampshire Downs. Headley has a local shop and post office and more extensive retail and leisure facilities are available in Kingsclere, Newbury and Basingstoke.

The property is less than ½ mile from Cheam School and there are many other excellent schools in the area including St Gabriels, Elstree, Downe House, Horris Hill and Thorngrove.

Services

Prospective purchasers are advised to make their own enquiries with regards to services.

Local Authority

Basingstoke and Deane Borough Council: 01256 844844
www.basingstoke.gov.uk

Agents note

The property is to be sold subject to various covenants a copy of which are available from the agents

Directions

Post code: RG19 8LT What3Words: skidding.mural.hints

Proposed Floor plan

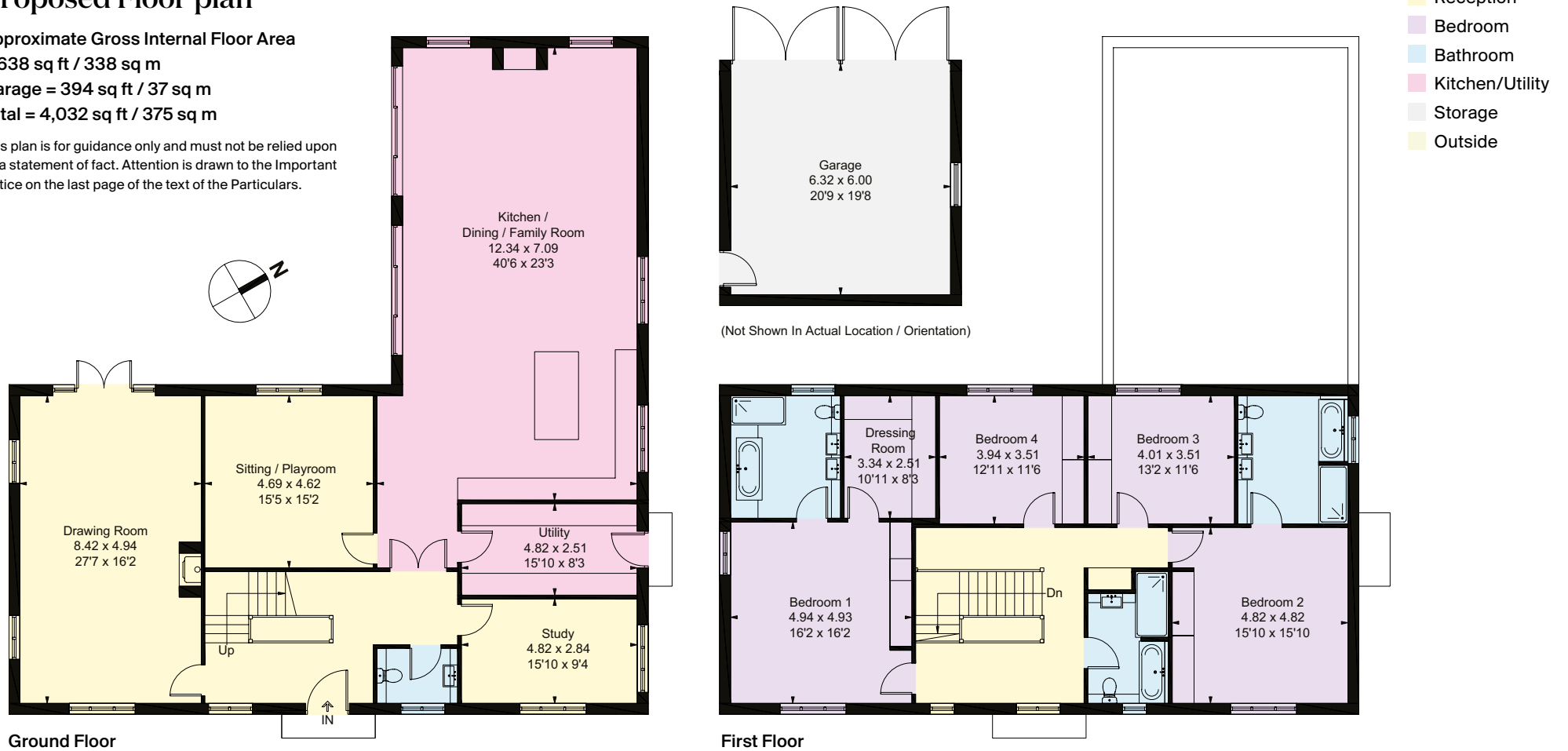
Approximate Gross Internal Floor Area

3,638 sq ft / 338 sq m

Garage = 394 sq ft / 37 sq m

Total = 4,032 sq ft / 375 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated October 2023.

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