

# Building Plot

Adjacent to 12 Church Lane, Holybourne GU34 4HD

Price £750,000

wpr





## Building Plot

Adjacent to 12 Church Lane, Holybourne, Alton, Hampshire, GU34 4HD

Price £750,000 Freehold

- All the distances below are as the crow flies
- Alton Station 1.12 miles
- Alton town centre 1.148 miles
- A31 access 822 metres
- Farnham 7.38 miles

A magnificent opportunity to create a truly outstanding contemporary home set in a wonderful mature plot which gently slopes down to the Bourne stream. Set within a highly prized location within a conservation area of Holybourne.

- Consent for:-
- A spectacular post modernist style house
- Dwelling to comprise 325 sq metres
- Magnificent south westerly plot leading to the Bourne stream
- First class residential area within the village conservation area ready to build immediately.

### DESCRIPTION

A unique and fabulous opportunity to acquire a very special building plot which will enable the buyer to create a stunning contemporary home of 325 sq metres along with associated parking. This beautiful plot gently slopes down to the Bourne stream.





## LOCATION

Set just off a highly prestigious village lane which is close to the village centre of Holybourne, which is a much cherished traditional village with easy access, not only to Alton and the station (Waterloo line - minimum journey 67 minutes), but also the A31, Guildford, Farnham, Alton and Alresford - Winchester axis. In true village tradition Holybourne has a primary school (Andrews' Endowed), Holybourne Stores/ Post Office, the Church of the Holy Rod with the village pond adjacent, Holybourne Theatre, a village hall, sports pavilion, fields and clubs, play park and history dating back to the Roman times. There are also a network of footpaths leading to the North and South Downs transversing the Wey Valley. Alton provides major and varied shops including Waitrose, M&S, Sainsbury's and the Boots and Iceland stores, 2 senior schools, Alton HSDC College and leisure centre with 2 outlying golf courses.

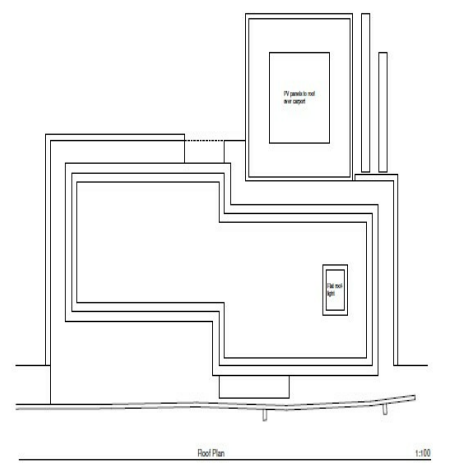
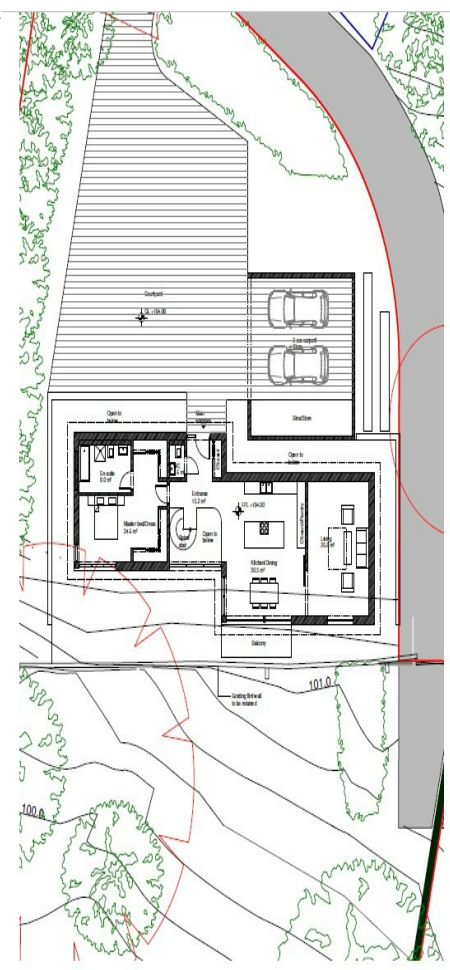
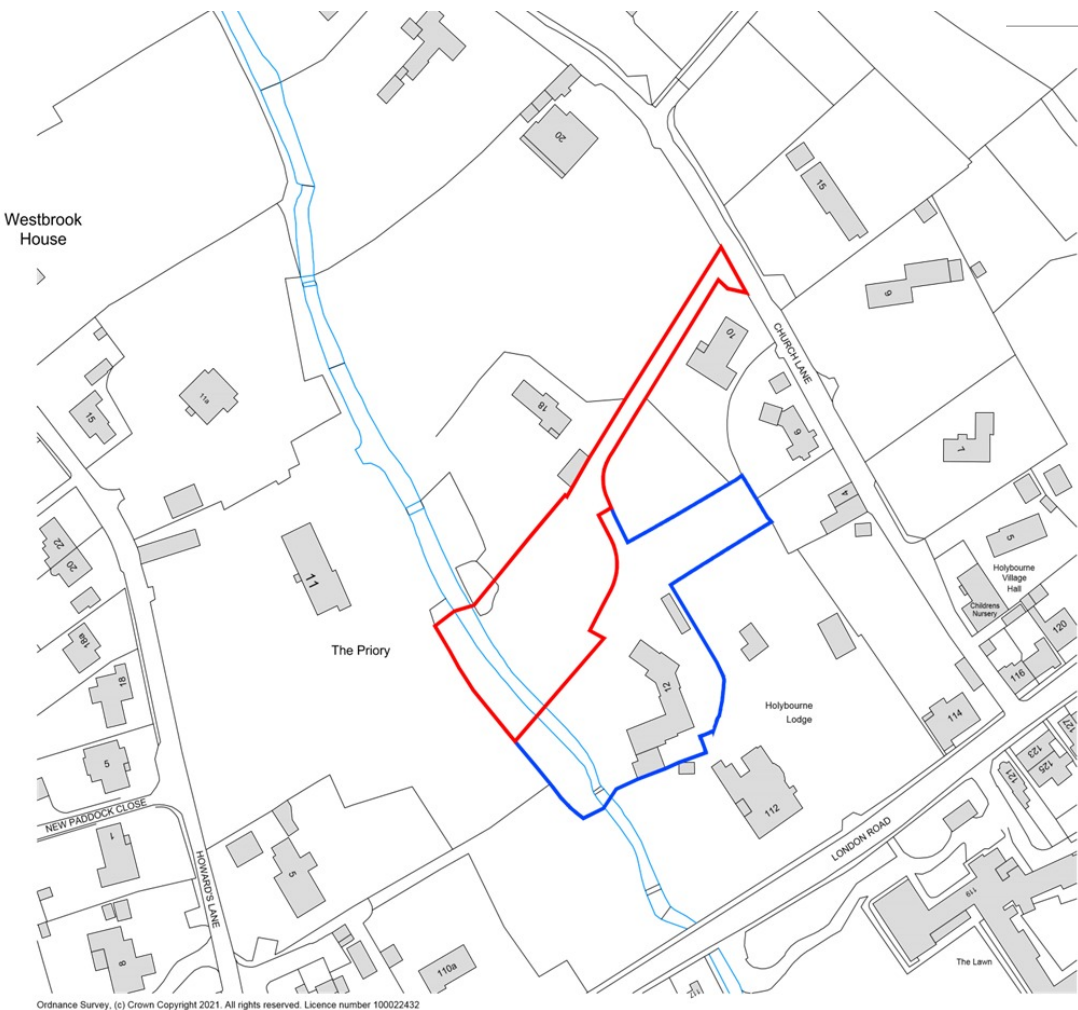
## DIRECTIONS

From The Queen Elizabeth mini-roundabout on the eastern side of Alton town centre, proceed away from the town on Normandy Street. Shortly becoming Anstey Road. Continue eventually passing Anstey Park recreation area on the left where the road becomes London Road. At Eggar's School traffic lights turn left for Holybourne and follow the road along into the heart of the village. Turn left into Church Lane just before the pub. Proceed along Church Lane and the entrance to number 12 will be found on the left hand side.



## VIEWING

Strictly by prior arrangement with Warren Powell-Richards, Alton office.



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