

Artist's Impression



- Rare Rural Building Plot
- Detailed Planning Permission for a Detached Three-Bedroom House, Approx. 2,100 sq ft with a Detached Garage / Carport and Large Garden
- Optional Additional Land
- Highly Sought-After Location with Beautiful Country Views

REF EO8635

Approximate Distances:

Newbury 6 miles • Andover 11 miles • Basingstoke 18 miles • Easy Access onto the A34, M4 (J13) and M3 • Mainline Rail Stations in Newbury and Whitchurch

A rural building plot with planning permission for a detached three-bedroom house with garage / carport, large gardens and optional further land in a highly sought-after location with beautiful country views within in the North Wessex Downs AONB.

Detailed planning permission was granted by Basingstoke and Deane Borough Council on 02.12.2022 for the erection of a detached dwelling to include an entrance hall, cloakroom, utility room, study, snug, lounge, kitchen / dining room, two bedrooms with ensuites, third bedroom and family bathroom plus a detached garage / carport. Concrete foundations for the garage / carport were completed in 2025 and recorded by Building Control as commencement of work on the site.

The plot extends to approx. a quarter of an acre and there is an option to acquire further land by negotiation.

The property is situated in a highly desirable rural location to the south of Highclere village with wonderful views over neighbouring equestrian grazing paddocks. The surrounding area is extremely popular for dog walking, cycling and horse riding whilst Highclere is famous for its castle.

There is a popular pub, the Highclere Red House, in the centre of the village with a thriving deli/fresh produce stall open on Tuesdays – Saturdays. Neighbouring Woolton Hill has a Post Office, convenience store, school and pub and wider ranges of shops and amenities can be found in Newbury and Andover. There's a wide choice of independent and state school locally, including St Thomas' CE Infant's, Woolton Hill Junior's, Thorngrove, St Martin's CE primary, Cheam, Brockhurst & Marlston, Elstree, St Andrew's, Bradfield College, Downe House and Pangbourne College.

LOCAL AUTHORITY BASINGSTOKE & DEANE BOROUGH COUNCIL Tel: 01256 8444844

SERVICES MAINS WATER & ELECTRICITY are all located close by but not currently connected. A private sewerage system will be required.

TENURE Freehold

DIRECTIONS From Highclere, head south on the A343 for just over half a mile and the property will be found on the right hand side.



what3words ///system.treetop.inspector

VIEWING Strictly by appointment only with the Agents



RURAL SCENE

Village & Country Homes



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited Hillside Building Plot but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



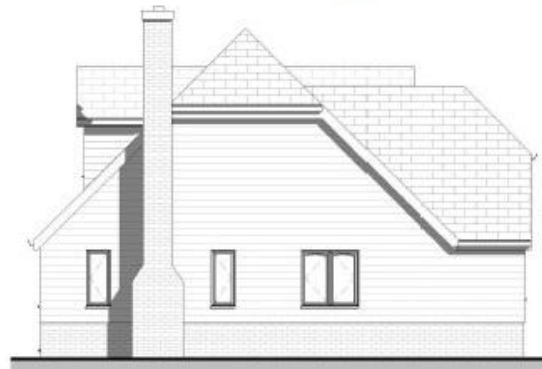
Proposed Front
1 : 100



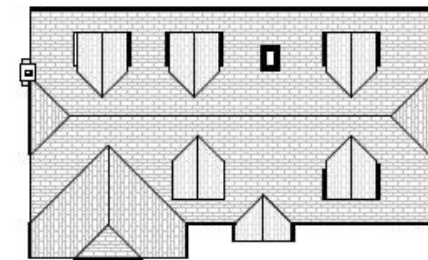
Proposed Rear
1 : 100



Proposed Side 1
1 : 100



Proposed Side 2
1 : 100



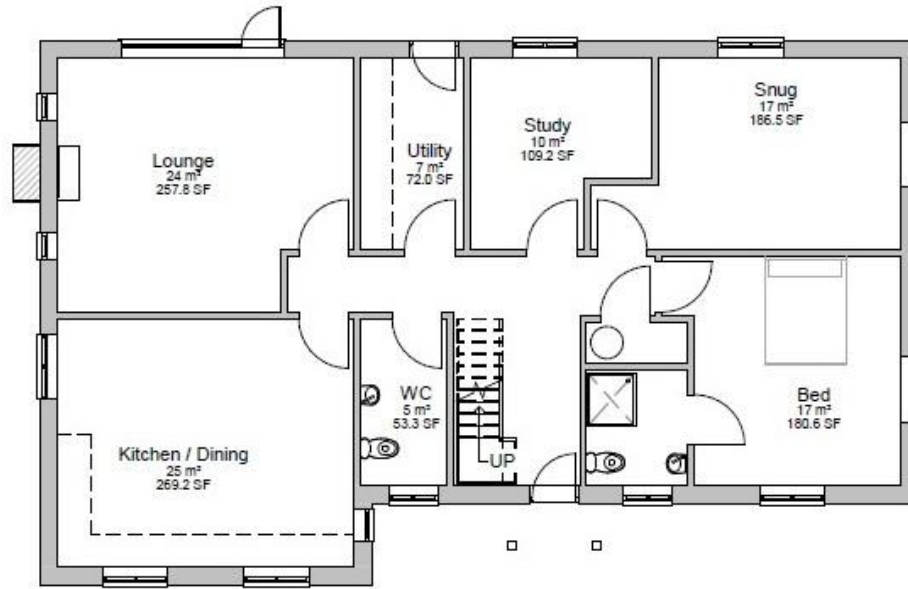
Proposed Roof
1 : 200



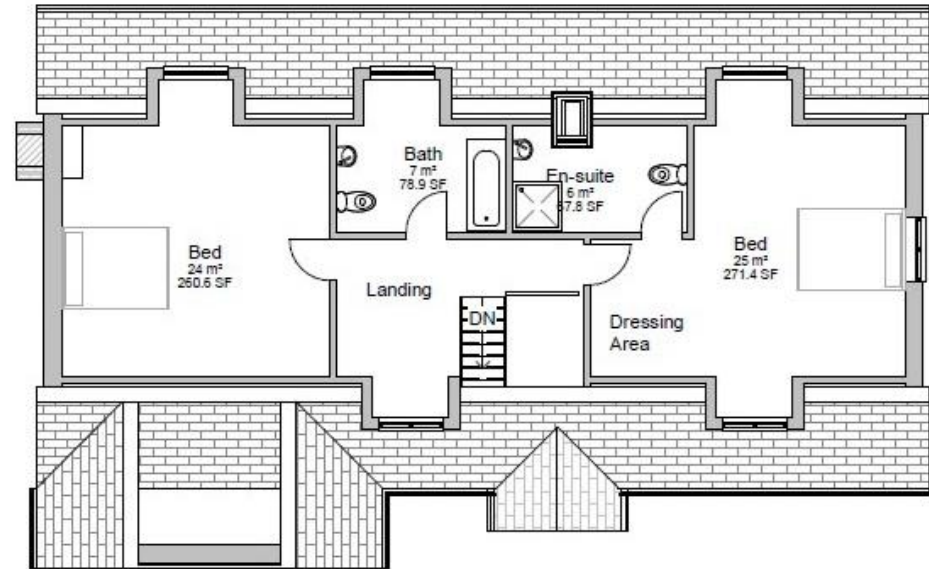
Proposed 3D View 2



Proposed 3D View 1



Proposed Ground Floor
1 : 100



Proposed First Floor
1 : 100

