



## CRAIG HOUSE

Bishops Waltham



# CRAIG HOUSE BISHOPS WALTHAM

Planning permission for a replacement dwelling of about 5,580 sq ft within a 2 acre plot. Currently a mid-20th century house of approximately 3,639 sq ft with a stable block and further outbuildings.



Planning Authority: South Downs National Park (Ref: SDNP/24/05135/FUL)

Council Tax band: Currently G (Winchester City Council)

Tenure: Freehold

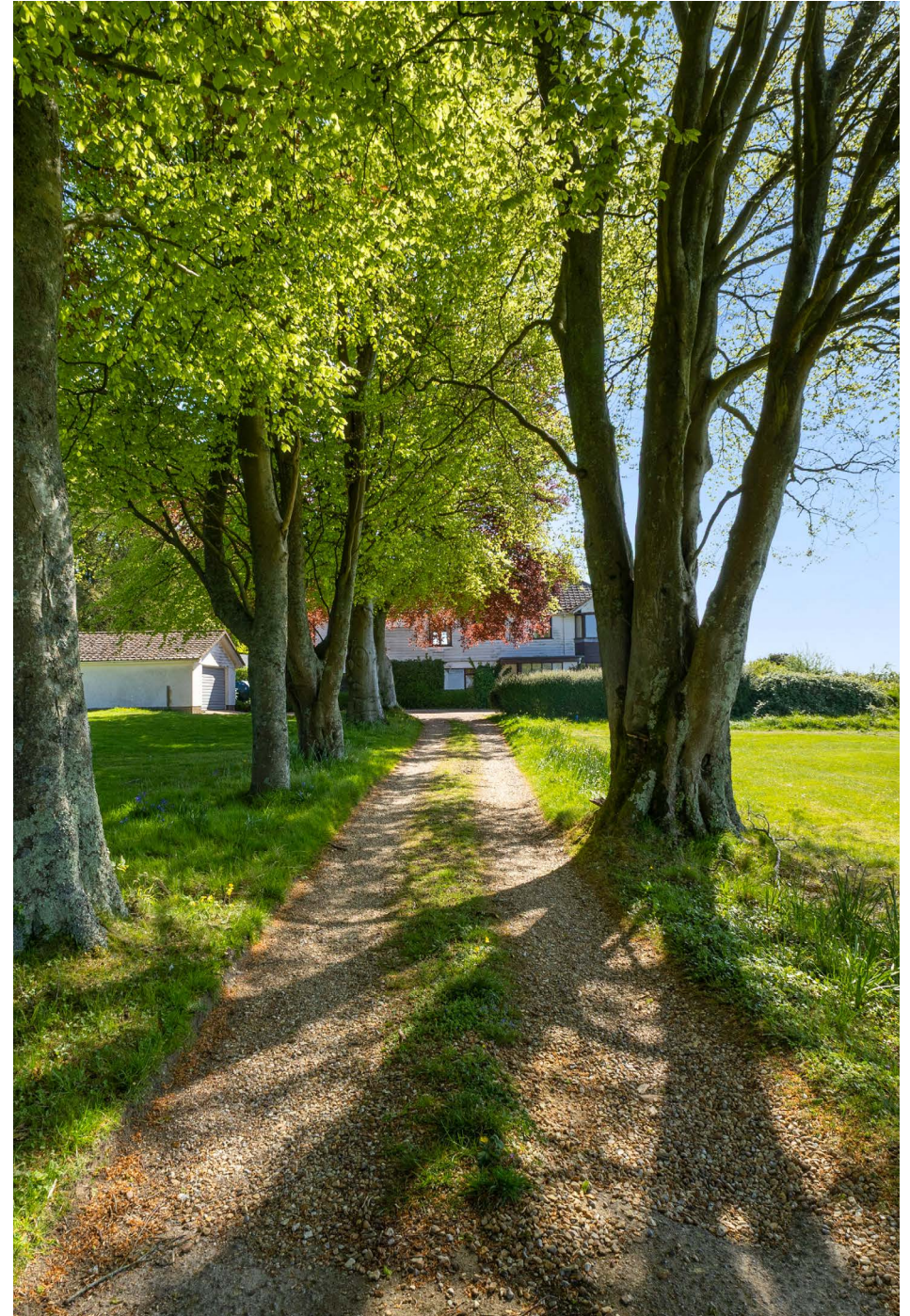
**Guide Price: £1,450,000**



## PROPOSED HOUSE

Approached via a tree lined drive through the front garden to a parking area and garage, the house has been designed in the Georgian style with classical features including sash windows. From the dining hall double doors will open into a large open-plan kitchen/sitting room with three sets of French doors to the south-east terrace and garden. A triple aspect drawing room on the south side of the house also has access to the terrace and garden. The remainder of the ground floor is made up of a snug, study, utility room, pantry, boot room and cloakroom. Upstairs, the principal bedroom suite will have a luxurious bath/shower room and a dressing area. There are five further double bedrooms (2 en suite) and 2 family bathrooms over the first and second floors.

For further details and drawings please contact the Agents.







Artist's Impression

Approximate  
Gross Internal Floor Area  
House: 519sq.m. or 5587sq.ft.  
Annexe: 63sq.m. or 678sq.ft.  
Garage: 88sq.m. or 947sq.ft.  
Outbuilding: 128sq.m. or 1378sq.ft.  
Total: 798sq.m. or 8590sq.ft.

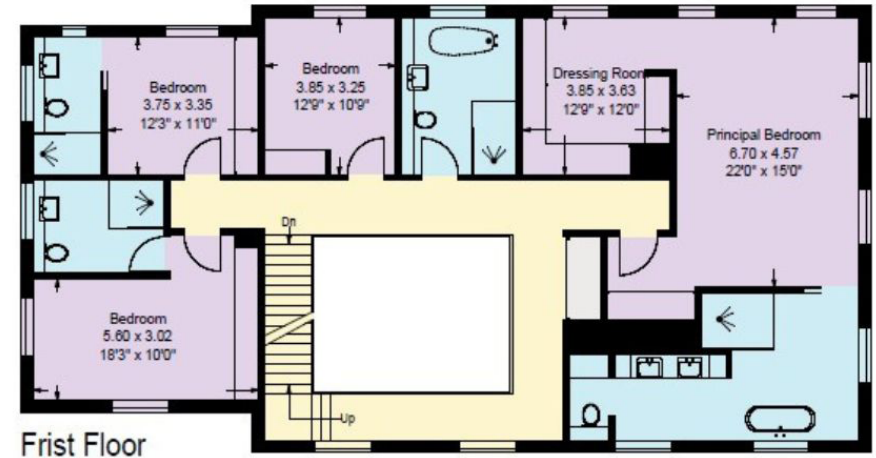
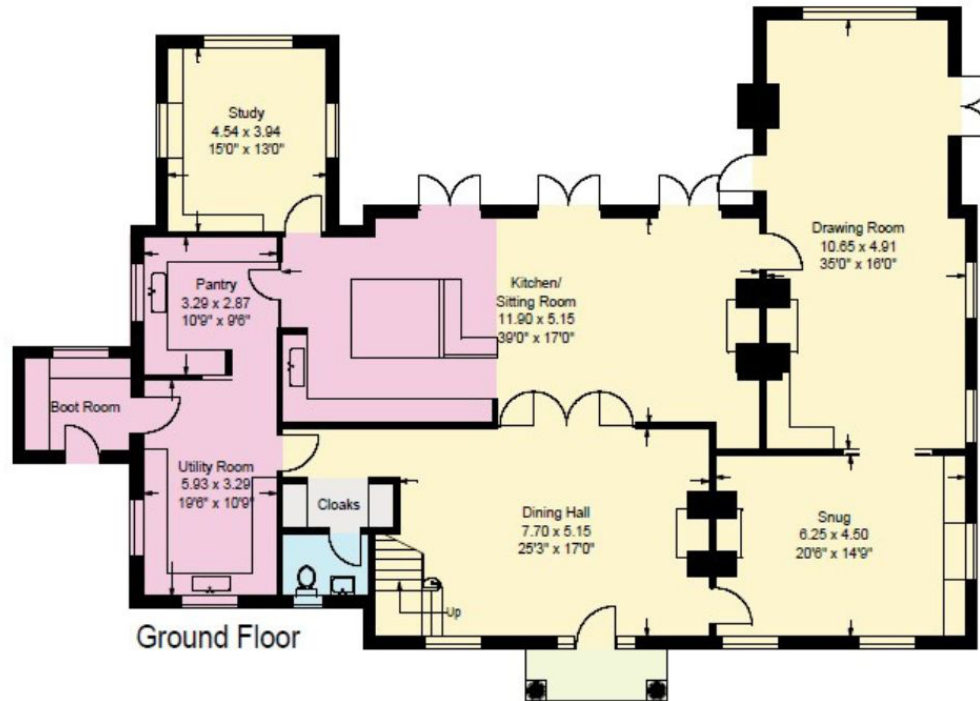
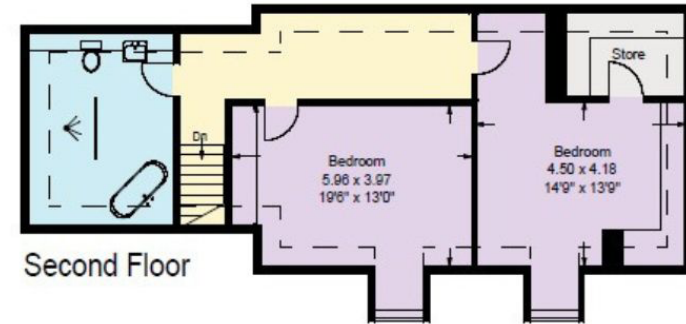
Denotes areas below 1.5m  
Total: 24sq.m. or 258sq.ft.

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Constructed in accordance with the IPMG code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space



## PROPOSED HOUSE

NB: Floorplans of the current house are available from the Agent

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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