



FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)

## **BUILDING PLOT 2 TAN HOUSE COTTAGES**

Guide Price £375,000

**Carter Jonas**

## **BUILDING PLOT 2 TAN HOUSE COTTAGES ASHFORD HILL ROAD HEADLEY RG19 8AP**

- Newbury town and mainline station 7 miles
- Basingstoke station 14 miles
- M4 (J13) 10 miles
- M3 (J6) 13 miles

Detached · porch · entrance hall · study · WC · lounge · substantial kitchen/dining/family room · sun room · utility · principal bedroom with en suite · 2 further bedrooms · family bathroom · off street parking · double garage · southerly facing garden overlooking fields

### **SITUATION**

The site sits on the outskirts of Headley and has open views to both the front and rear. Headley lies about 6 miles to the south of Newbury on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well-stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding.

### **DESCRIPTION**

Planning permission has been submitted for a substantial 3 bedroom detached house with double garage. The relevant documents can be viewed via the Basingstoke and Dean website <https://www.basingstoke.gov.uk/view-planning-applications> using postcode RG19 8AP.

**A VERY RARE OPPORTUNITY TO ACQUIRE THIS POTENTIAL BUILDING PLOT WITH PLANNING PERMISSION SUBMITTED FOR A CIRCA 2500 SQ FT HOUSE WITH DOUBLE GARAGE AND SOUTHERLY FACING GARDEN OVERLOOKING THE FIELDS BEHIND.**



REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

## THE PLOT

The plot measures approximately 115' deep (max) x 85' wide (max) and is the side garden of an existing property. It is a level plot with some established hedges to the boundaries. Once constructed the house will have a private, southerly facing rear garden.

## ADDITIONAL INFORMATION

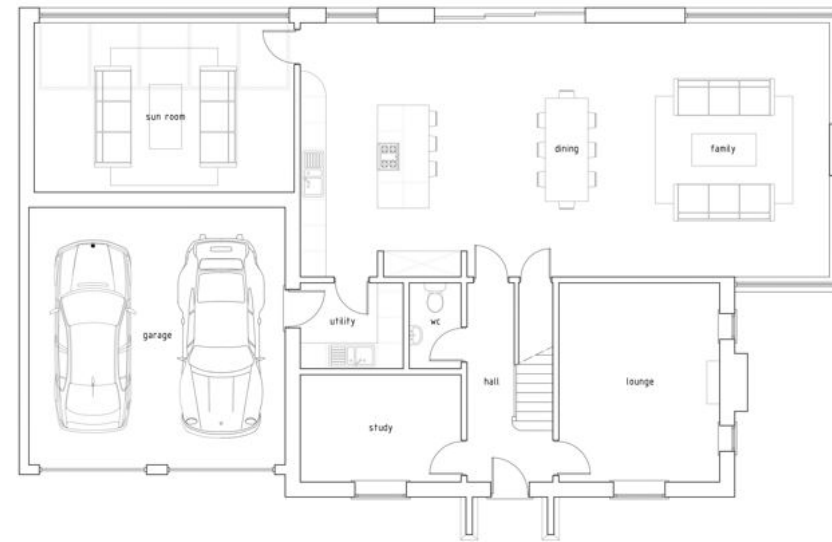
**Tenure:** Freehold

**Services:** No mains services connected. Purchasers will need to make their own enquiries relating to services to the site but we are informed that mains water is in the road and that electricity can be obtained from a sub meter next door

**Local Authority:** Basingstoke and Deane Borough Council

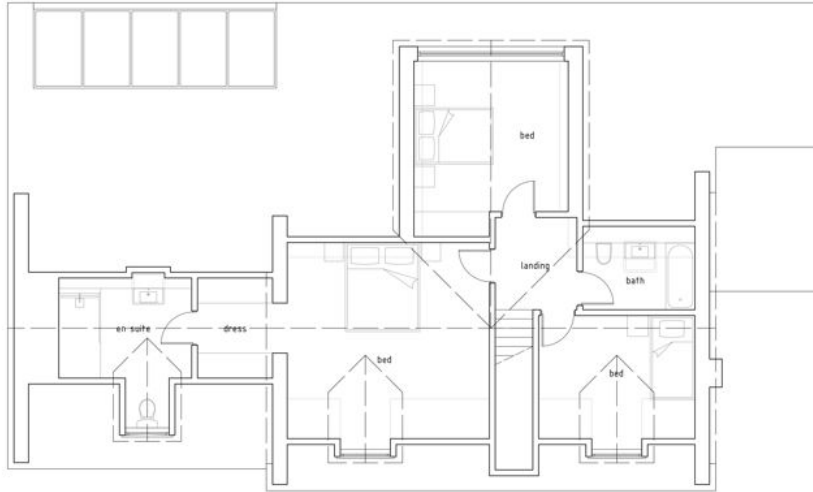
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG19 8AP



GROUND FLOOR PLAN





FIRST FLOOR PLAN

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**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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