



BARN CONVERSION DEVELOPMENT OPPORTUNITY WITH LAND
Hollington Cross, Highclere

Carter Jonas

BARN CONVERSION DEVELOPMENT OPPORTUNITY WITH LAND HOLLINGTON CROSS HIGHCLERE RG20 9SE

- Newbury town and mainline station 6 miles
- Whitchurch Station 8 miles
- M4 (J13) 10 miles

Permission granted for detached barn conversion · kitchen/ dining room · sitting room · 2 double bedrooms · shower room · parking · beautiful private grounds of 4.54 acres · natural pond · mature trees · hedging · stunning views

SITUATION

The barn is located on the edge of the popular village of Highclere, home to "Downton Abbey" at nearby Highclere Castle, in the North Wessex Downs an area of outstanding natural beauty and approximately 6 miles to the south west of Newbury. The property is within easy reach of the A34, M4 and mainline train stations at Newbury with direct train service to London (Paddington 45 minutes), Reading, West Country and to London Waterloo from Whitchurch (64 minutes). Highclere, along with Woolton Hill, is a very popular area some 5 miles to the south west of Newbury. They form a scattered community that is surrounded by attractive countryside, which includes the Highclere Castle Estate and The Chase, a delightful area of woodland much used for local recreation and partly owned by The National Trust. Communications from here are very good both by road and rail, particularly with the Newbury western bypass A34, which can be accessed approximately 1.5 miles away with good access south to the A303/M3. There are also very good educational facilities in the area with state and secondary schools in Andover, Newbury as well as a good range of private schools including Thorngrove School and St Gabriels and primary school. The village also boasts a pretty church, public house and Post Office in nearby Woolton Hill.

A VERY RARE OPPORTUNITY TO ACQUIRE THIS BARN, SET AMONGST UNSPOILT COUNTRYSIDE, WITH PERMISSION TO CONVERT INTO A RESIDENTIAL HOUSE WITH GROUNDS OF APPROXIMATELY 4 ½ ACRES (1.84 HA) AND LOCATED ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF HIGHCLERE TO THE SOUTH WEST OF NEWBURY.



DESCRIPTION

Nestled on the outskirts of this most sought after village with a well established community and set in an idyllic situation surrounded by open countryside is this detached barn with permission to convert into a spacious 2 bedroom property. Full plans for the development can be found on the Basingstoke and Deane Council website - <https://www.basingstoke.gov.uk/view-planning-applications> The planning reference is : 22/03110/FUL

The property is approached via a private drive to an area of parking where a path leads down to the barn which has a predominantly east and south facing aspect. The field where the barn sits is just under an acre while the field to the west measures 3.3 acres and boast stunning views and a natural pond. The area is surrounded by beautiful countryside with direct access from access lane to country pursuits including walking, cycling and horseriding.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: We have been advised that services are available

Local Authority: Basingstoke & Deane Borough Council

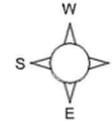
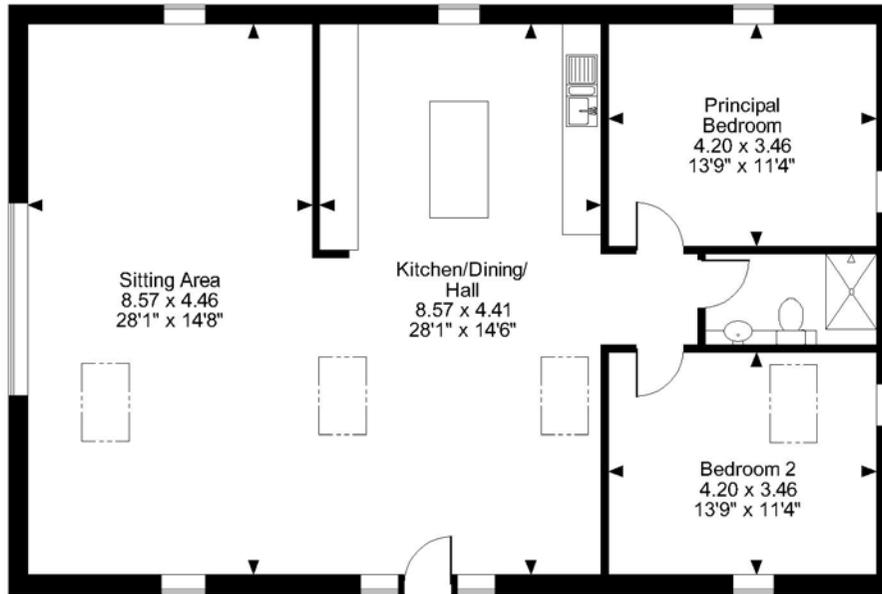
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9SE

Leave Newbury on the A343 leading towards Andover. Drive through Highclere and on leaving the village there is a bend in the road sign, continue up the hill and just past a detached red brick house on the right there is small lane. Turn down the lane and after approximately 50m there is a gate way access on the left hand side to the property.



Land at Hollington Cross, Highclere
Approximate Gross Internal Area
1,228 sq ft / 114 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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