

PITT LODGE

HIGHCLERE • NEWBURY



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A fantastic building plot with full planning permission for a 4 bedroom detached house, situated in a secluded position within the sought after village of Highclere.

Planning permission granted on 11th March 2022 for a detached dwelling to include: Entrance hall, Open planned kitchen/ breakfast room, Utility, Living room, Master bedroom with en suite and dressing room, 2nd bedroom with en suite, 2 further bedrooms, Family bathroom, Hobby room, Study

Basingstoke and Deane Council application 21/01283/FUL The decision notice and relative documents can be viewed via the Basingstoke and Deane website <https://www.basingstoke.gov.uk/view-planning-applications>

Total floor area approximately 2,534 sq ft

Plot size Approximately 0.25 acres



Local Information

The building plot is situated in the village of Highclere and surrounded by beautiful countryside and woodland. The village also has the benefit of The Red House and The Yew Tree pub and restaurants. Thorngrove, which is an independent family prep school is only a short distance away. The neighbouring village of Woolton Hill has the well-regarded St Thomas Infant School and Woolton Hill Junior School. Woolton Hill also has a village shop and post office, pub, church, village hall and playground.

Newbury is 5 miles away, the A34 is about a mile away which also provides access to the M4 (J13), giving access to the West Country, London and airports.

Newbury Station is about 5 miles away, there are regular services to London Paddington taking approximately 50 minutes.

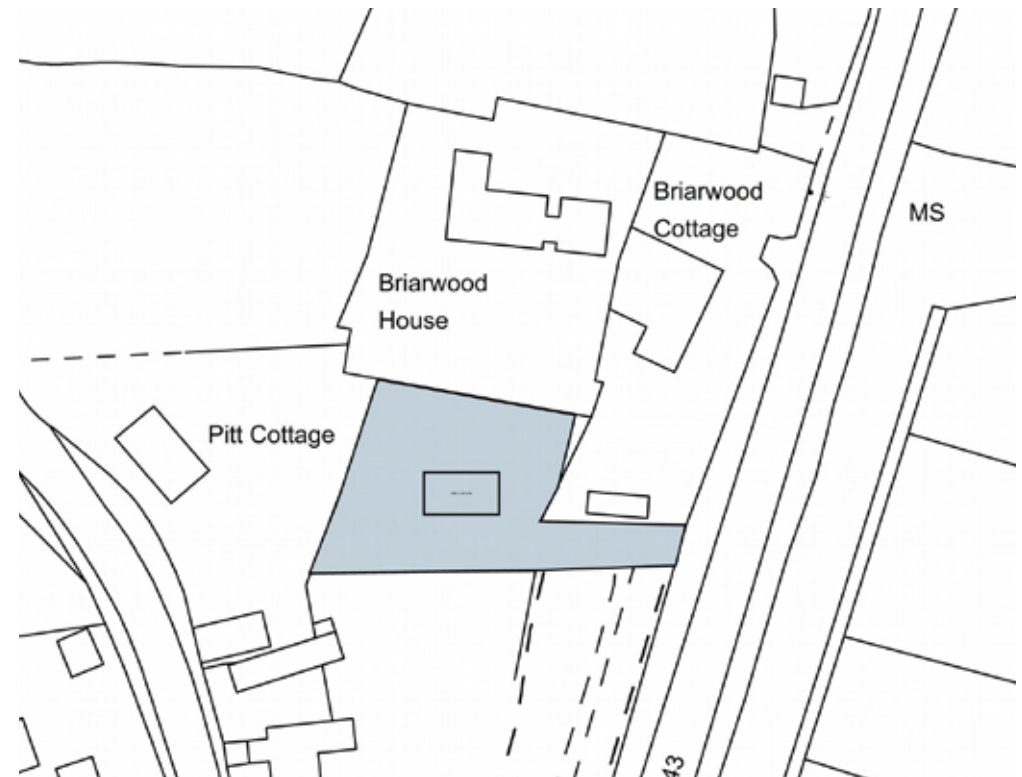
Crossrail services from Reading will allow passengers to travel right through central London.

There are a wide range of schools in the area,

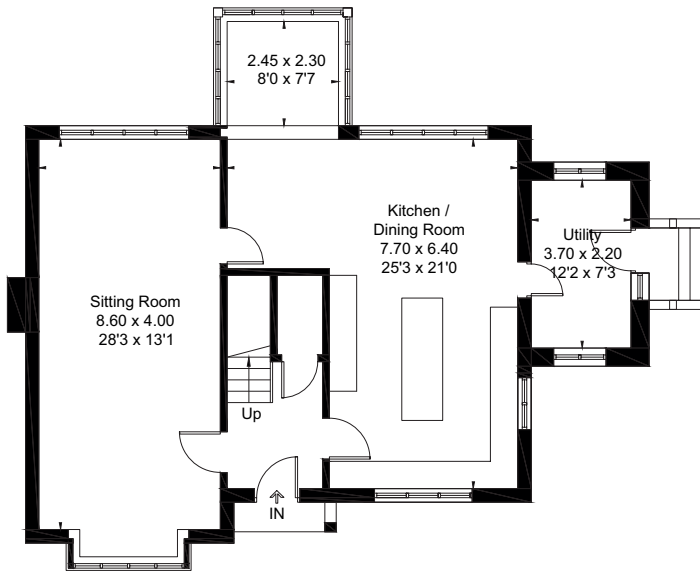
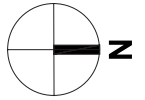
including Thorngrove which is within walking distance, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College. (All times and distances are approximate)

Services

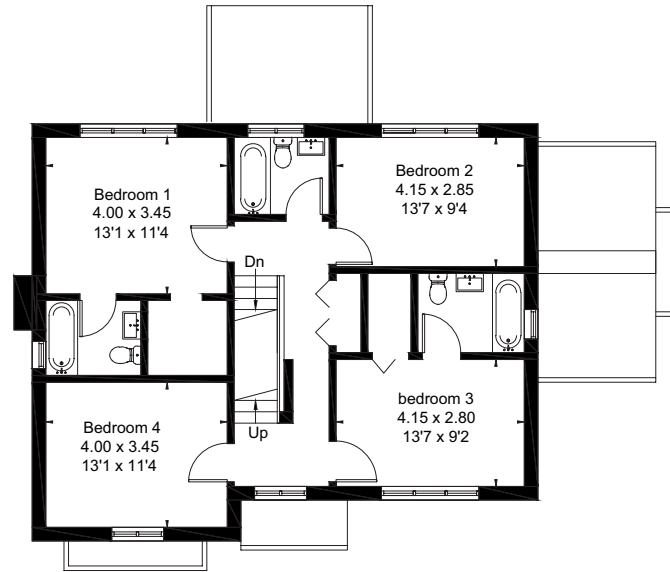
- Mains water, drainage and electricity
- Local authority: Basingstoke and Deane. Telephone 01256 844844
- RG20 9RB



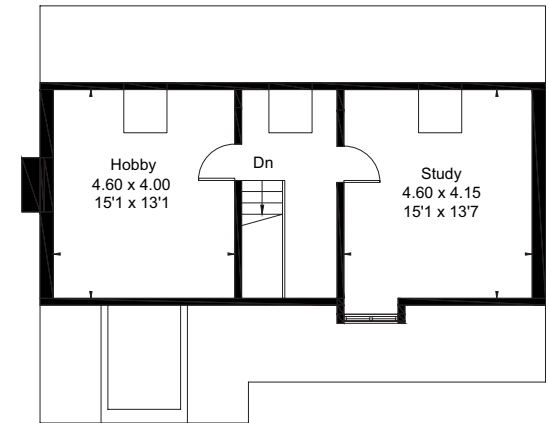
Approximate Floor Area = 235.4 sq m / 2534 sq ft



Ground Floor



First Floor



Second Floor



Black Cygnet Properties Limited
Unit 6, Frilsham Home Farm,
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.