



**Brunsd**  
ASSOCIATES 

Building Plot to the side of Glencross, Mount Road, Highclere,  
RG20 9QZ

**Guide price: £395,000 – Freehold.**

**Rare opportunity – Detailed consent for a fine 2100 sq ft GIA detached home plus garage and a south facing garden in a popular residential area.**

#### **THE PROPERTY**

Consent exists for a very pretty detached 4 bed family house with a detached garage. The accommodation includes a large kitchen/dining room, sitting room and additional family room/study. There is also a cloakroom and utility room on the ground floor. The first floor has 4 bedrooms, 2 ensembles and a family bathroom.

#### **THE LOCATION**

Highclere along with Woolton Hill are highly desirable villages some 5 miles to the south of Newbury. Highclere is considered one of the most desirable villages in the area. They have all the requirements for daily living with a health centre, village shop/Post Office and pub/restaurant. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles.

#### **SCHOOLS**

The area has an excellent choice of schooling including well considered Infant and Primary schools in walking distance and nearby Thorngrove, St.Gabriels, Cheam, Downe House and Horris Hill.

#### **DIRECTIONS**

From Newbury head South on the A343 and head out of the town remaining on this road for several miles after passing under the Bypass continue to the crossroads and turn right signposted Woolton Hill. Continue on the road round the left hand bend and take the second turning into Mount Road and continue along and the turning to Glencross is signed on the right hand side by the post box. The plot is on the west side of Glencross House on the left hand side of the lane.

#### **SERVICES**

We understand that water and electric are available nearby by but buyers must make their own enquiries.

#### **FULL INFORMATION**

Copies of the plans are available on line on the Basingstoke & Deane website planning portal or at our office.

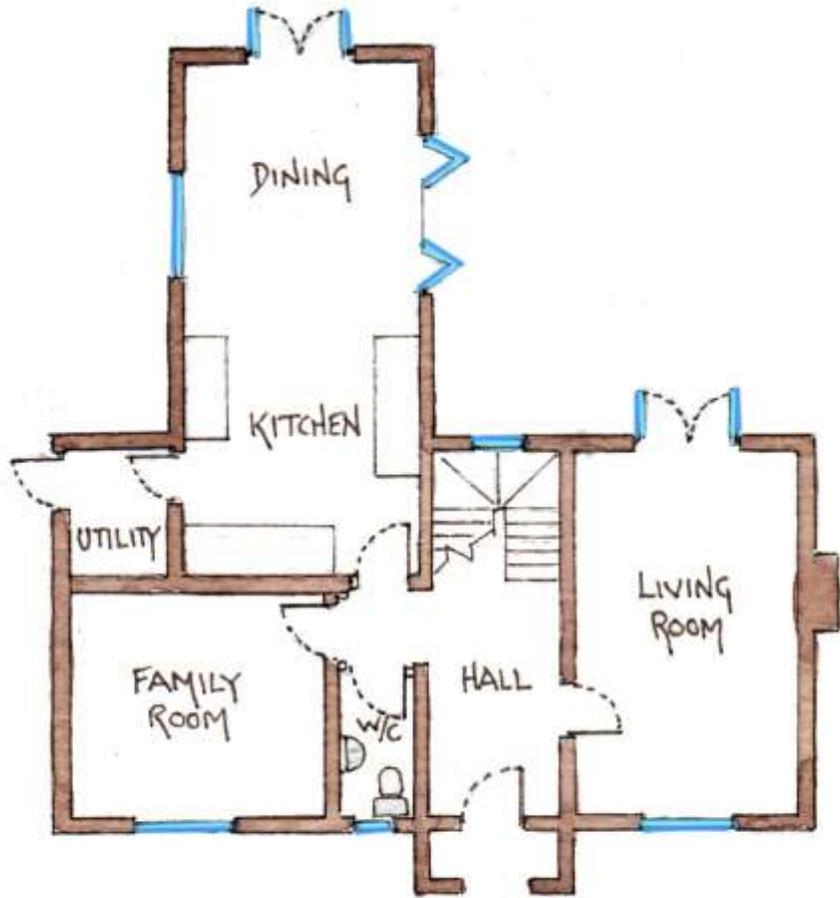
**C.I.L-** Self build purchasers who live at the property for a minimum of 3 years will be exempt from the Community Infrastructure Levy (C.I.L.)

#### **VIEWING**

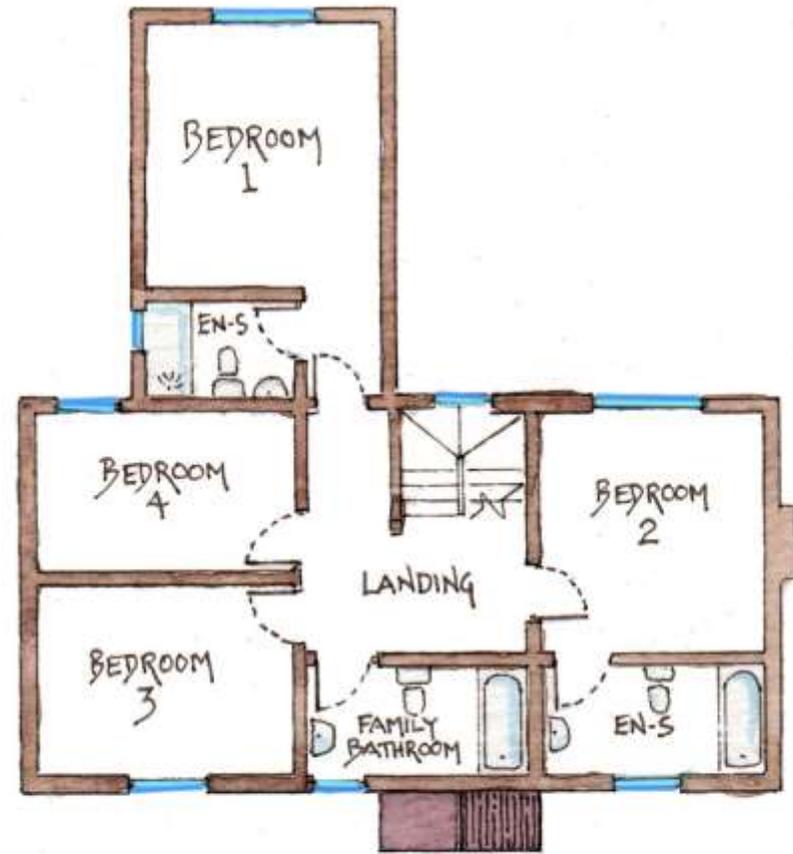
By strict appointment with the vendors Sole Agents Brunnsden Associates Tel: 01635 255501

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IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.



•GROUND FLOOR•



•FIRST FLOOR•



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