



The Bungalow, La Bresse Farm, Cole Henley, Hampshire

For the finer things in property.



The Bungalow La Bresse Farm, Twinley Lane, Cole Henley, Hampshire, RG28 7QR

A rare development opportunity to replace an existing bungalow with a substantial family home, if required, in a fabulous location.

Whitchurch 3 miles (London Waterloo from 61 mins), Kingsclere 6 miles, Andover 10 miles, Newbury 13 miles, Basingstoke 11 miles, Winchester 16 miles.

Kitchen/breakfast room | Utility room | Sitting room/dining room | 2 Bedrooms | Bathroom
EPC Rating D

The property

La Bresse Farm has been in the same family ownership for over 100 years and the existing bungalow was built in 1975 on the site of a former dwelling. Subsequently, in 2005, planning permission was granted for a more ambitious property encompassing a stylish new farmhouse, measuring approximately 3,000 sq ft (278 sq m). The planning application has commenced with the construction of barns off-site, which formed part of the same application. Planning permission continues for the implementation of the new neo-classical style property. The site is fully mature and benefits from beautiful far reaching views and lovely grounds interspersed with interesting specimen trees, shrubs and mixed borders. The existing bungalow is well maintained and is a very nice house in its own right, and incoming buyers may choose not to replace it.

Outside

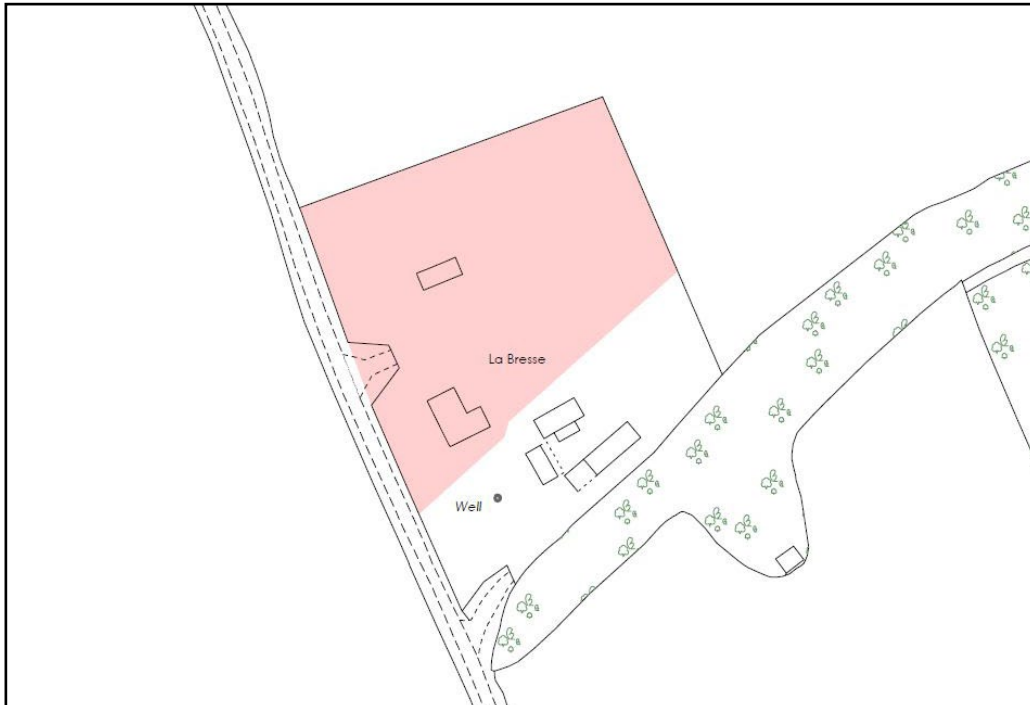
The gardens and grounds are a fantastic feature of the property, extending to approximately

1.49 acres with large areas of beautifully maintained lawns and wonderful rural views of the surrounding countryside in all directions. There is an outbuilding, currently used for wood storage, with potential for a variety of alternative uses, subject to any necessary planning permission. The house is approached from the lane across a gated driveway and benefits from ample off street parking.

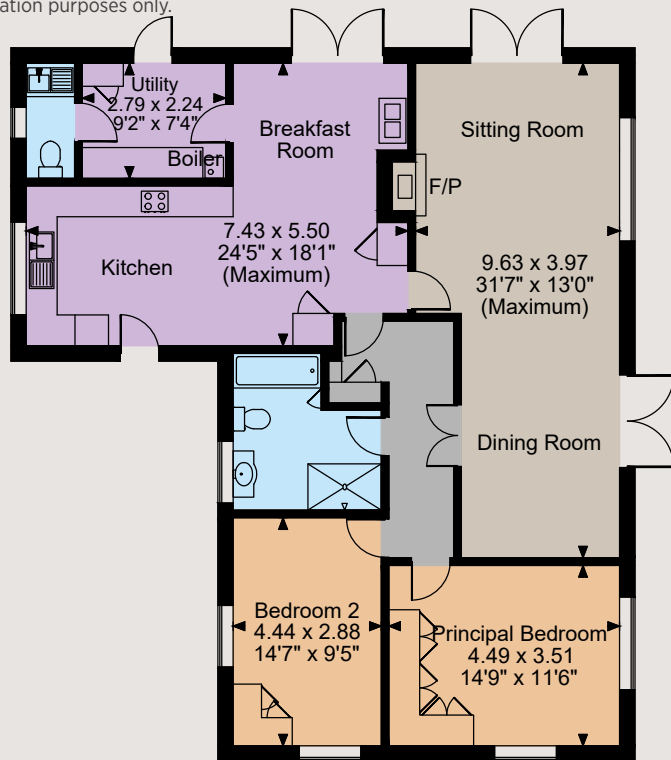
Location

La Bresse Farm is situated in the small hamlet of Cole Henley, and lies within the North Wessex Downs Area of Outstanding Natural Beauty, on the edge of Watership Down. The surrounding countryside offers extensive walking, riding and cycling opportunities. There is an active local community, and nearby Whitchurch, Overton and Kingsclere provide a wide range of local amenities, including a post office, supermarket, doctors' surgery, and various cafes and pubs. The property lies close to the larger towns of Newbury, Andover, Basingstoke and Winchester, all of which provide a wider range of amenities. Communications in the area are excellent, with direct trains from Whitchurch into London Waterloo, and fast access to the A34, linking with the M4 and M3, London and the West Country. There is a wide choice of highly regarded schools in the area including Cheam, Horris Hill, Farleigh, Twyford, Pilgrims, Princes Mead, St. Swithun's and Winchester College.





Floorplans
 House internal area 1,314 sq ft (122 sq m)
 Granary internal area 402 sq ft (37 sq m)
 For identification purposes only.

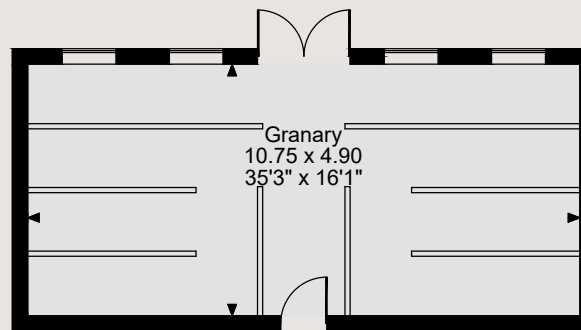
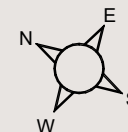


Ground Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From Newbury head south on the A34 and exit at the Whitchurch/Litchfield junction. Follow the road for approximately 1 mile and turn left signposted to Cole Henley. At the next T-junction turn left. Continue for approximately 1 mile and turn right into Twinley Lane. The property will be found after approximately 0.5 miles on the left hand side.

What3words: ///lamenting.piper.perplexed

General

Local Authority: Basingstoke and Deane Borough Council: Tel. 01256 844844

Services: Mains electricity and water. Private drainage system, further details available on request.

Oil-fired central heating and additional solid fuel Rayburn and wood burner with back boilers supplementing hot water and radiators.

Council Tax: Band F

Planning Permission:

Ref: BDB60985 Interested parties are requested to make their own enquiries of the local planning authority.

Tenure: Freehold

Guide Price: £925,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

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