



La Bresse Farm, Cole Henley, Whitchurch, Hampshire

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# La Bresse Farm

Twinley Lane,  
Cole Henley,  
Whitchurch,  
Hampshire  
RG28 7QR

A rare development opportunity to replace an existing bungalow with a substantial family house in a fabulous location, together with additional barns and outbuildings

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

Annexe with bedroom, living room/kitchen and bathroom | 2-storey barn | Granary | Garage/workshop | Carport | Approximately 2.2 acres

## 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 with a range of impressive barns and outbuildings. These barns and outbuildings have now been constructed, and 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 property benefits from two driveways allowing separate access to the barn complex, distinct from the main house,

if required. 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. The overall collection of buildings one sees today offers enormous flexibility and options.

## Outside

The gardens and grounds are a fantastic feature of the property, extending to approximately 2.2 acres with large areas of beautifully maintained lawns and wonderful rural views of the surrounding countryside in all directions. In addition to the existing bungalow there are three detached outbuildings providing ancillary accommodation, storage, workshops and garaging, and a large cellar area providing further storage space. There is also a further 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 there is a second entrance at the far end of the plot providing additional parking and access to garaging.

## 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.



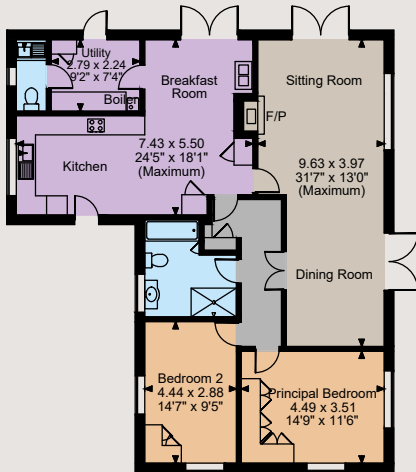
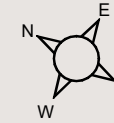


Artist's Impression – Approved Replacement Dwelling

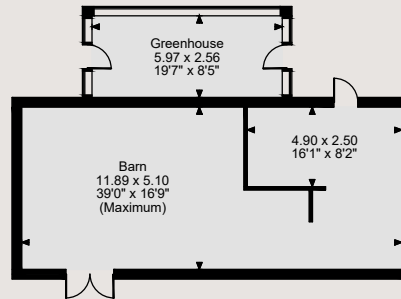


**Floorplans**

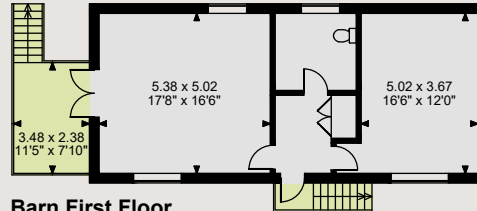
House Internal area 1,314 sq ft (122 sq m)  
 Garage Building Internal area 1,662 sq ft (154 sq m)  
 Barn internal area 1,298 sq ft (121 sq m)  
 Annexe Internal area 760 sq ft (71 sq m)  
 For identification purposes only.



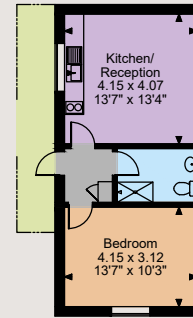
**Ground Floor**



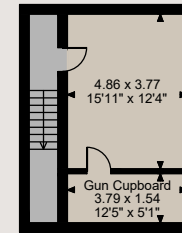
**Barn Ground Floor**



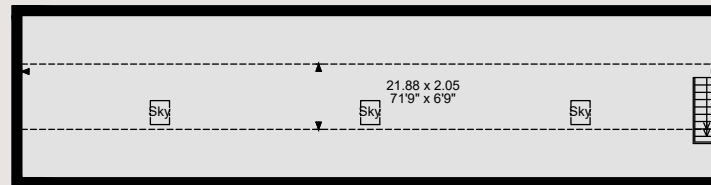
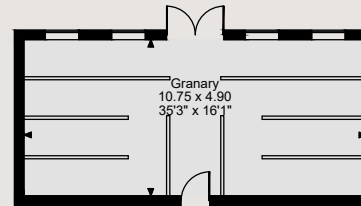
**Barn First Floor**



**Annexe Ground Floor**



**Cellar Beneath Annexe**



**Garage Ground Floor**

**Garage First 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.

**General**

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

**Services:** Mains electricity and water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. 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:** £1,850,000

**Newbury**

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Over 50 offices across England and Scotland, including Prime Central London



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