



Plot with planning in heart of a sought after village

Tunworth Road, Mapledurwell, Basingstoke, Hampshire, RG25

Guide Price £650,000 Freehold



Level open plot with planning consent • Planning number 21/00427/FUL • Potential to build 4 bedroom house • CGI IMAGERY USED • Two reception rooms with study • Detached double garage • Heart of a pretty Hampshire village • Basingstoke station and M3 within 4 miles

Local Information

The plot at Nunnery House is situated in the rural hamlet of Mapledurwell with its popular pub, The Gamekeeper's and is surrounded by swathes of countryside and farmland with a pretty collection of villages nearby. Further day to day facilities are available in the nearby village of Odiham which offers a range of shops, restaurants, doctors surgeries, Post Offices, banks and public houses.

The larger towns of Farnham and Basingstoke provide a wider range of shopping and recreational facilities. Basingstoke has an excellent, modern shopping centre leisure facilities a bowling, an ice rink, numerous swimming pools and cinema complex.

The property is well situated for communications with mainline stations at Basingstoke and Hook both providing service to London Waterloo within an hour. The M3 (Junction 5) offers fast road access to London, Heathrow, Gatwick and the national motorway network.

There is a range of state and private schools in the area including Infant and Junior Schools in Hook Robert Mays Secondary School, Daneshill,

Lord Wandsworth College and St Neots.

About this property

This wonderful plot at Nunnery House in the heart of pretty Mapledurwell has planning permission (Planning number 21/00427/FUL) for an attractive and sympathetic new build four double bedroom family house with two spacious reception rooms, a separate study and a large family kitchen. The property has two bath/shower rooms on the first floor (one of which is en suite to the principal bedroom) with a large study landing creating a sense of space throughout. Facing due west to the rear the house and garden will be flooded with excellent natural light and sit in the middle of an pretty and secluded plot that measures over 1/3 of an acre.

Outside, the gardens wrap around the house on all sides with a detached double barn style garage allowing for covered parking.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council **Council Tax - TBC**

Viewing

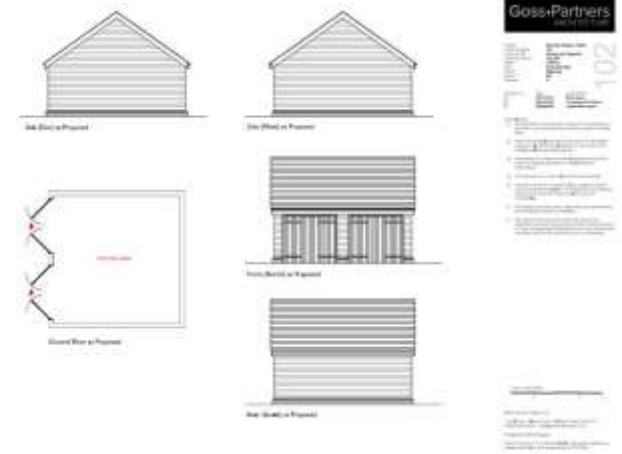
All viewings will be accompanied and are strictly by prior arrangement through Savills Farnham Office.



Project Name: Nunnery House - North
 Project Number: 111
 Location: 111, 112
 Date: 15/10/2021
 Scale: 1:50
 Drawing No: 100
 Date: 15/10/2021

- 1. All dimensions to be checked on site prior to construction or installation. Any discrepancies should be reported to design team.
- 2. Where any modifications are made to the design, the client must be notified in writing and any necessary planning or building regulations approval must be obtained.
- 3. All dimensions are to be taken to the centre of the wall unless otherwise specified.
- 4. All dimensions are to be taken to the centre of the wall unless otherwise specified.
- 5. All dimensions are to be taken to the centre of the wall unless otherwise specified.
- 6. All dimensions are to be taken to the centre of the wall unless otherwise specified.
- 7. All dimensions are to be taken to the centre of the wall unless otherwise specified.

1:50 (1:50 Scale)
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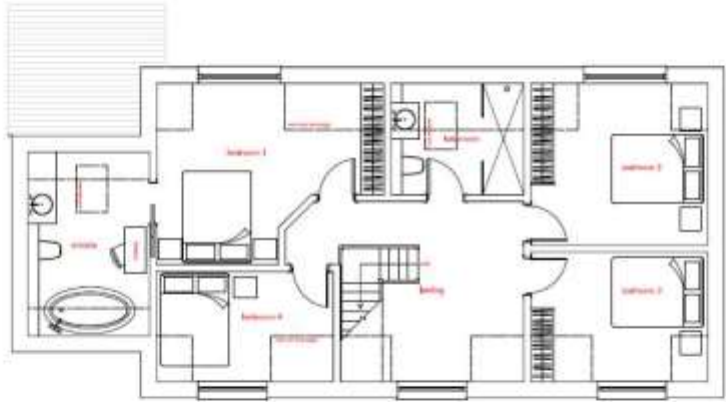


Project: **Sanctuary House + Park**
 Project Number: **101**
 Drawing Title: **First Floor as Proposed**
 Drawing Number: **101_01**
 Date: **1/20/23**
 Title: **Primary EIG**
 Author: **Planning**
 Scale: **1/8" = 1'-0"**
 Revision: **0**

101

Revision	Date	Description
A	01/20/23	Final Issue
B	02/02/23	Final Approval
C	02/02/23	Approved Layout

- General Notes:**
- All dimensions to be finished surfaces (SIF) to coordinate with existing. Any discrepancies should be reported to design team.
 - Where an existing structure was previously in the building footprint, all existing conditions should be shown and the building footprint should be shown in red.
 - All openings are indicated by floor construction and are subject to change based on structural design and specifications.
 - Structural steel is shown in red.
 - All walls to existing are shown in red. All new walls are shown in black. All structural steel is shown in red.
 - All openings are to be made in accordance with applicable code requirements. All openings are to be made in accordance with applicable code requirements.
 - The building may have been previously used for other purposes. All existing conditions should be shown in red.



Notes: 101_01_01 - 101_01_01
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Goss+Partners
 ARCHITECTURE

Project: **Nursery House - North**
 Project Number: **53**
 Drawing Title: **New Layout on Proposed**
 Drawing Number: **SS_003**
 Scale: **1:200 A3**
 Date: **April 2022**
 Phase: **Planning**
 Drawn: **AD**
 Revised: **C**

003

Revision no.	Date	Description
A	26.02.2021	Initial Issue
B	23.07.2022	Re-designed Scheme
C	26/4/2022	Layout Revised

General Notes

- All dimensions to be checked on site prior to construction of foundations, any discrepancies should be reported to design team.
- Where structural elements are shown this is for illustrative purposes only, all structural design is to be carried out by suitably qualified structural engineer.
- All drawings are subject to all statutory requirements and are subject to change dependent on local design and specifications.
- All dimensions are to the centre lines unless stated.
- All work to comply to current building regulations and all current construction legislation. If discrepancies from statutory requirements are shown these should be reported immediately.
- All drawings are to be read in conjunction with specifications and drawings of all other contracts.
- This drawing may have been produced using Building Information Modelling (BIM) software. The accuracy of which Goss & Partners LLP can not guarantee. All dimensions are to be checked and confirmed on-site by the contractor prior to construction.



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