

OLD PARK HOUSE

BRAMDEAN • ALRESFORD • HAMPSHIRE

HAZELEY
DEVELOPMENTS



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A remarkable and unique development opportunity with planning permission to create a bespoke country house in the idyllic and stunning South Downs National Park.

Alresford 4.5 miles • Winchester 11.5 miles (London Waterloo in under an hour)
(Distances and time are approximate)

Proposed accommodation:

Reception hall • Sitting room • Dining room • Study • Kitchen/breakfast room and family room • Utility room
Shower Room • Pantry and store room

Master bedroom with dressing room and bathroom • 5 further bedroom, 3 with ensuite facilities
Family bathroom • Further study

Leisure room • Garage with room above

In all approx 2.4 ha.

Approximately 6297 sq ft



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

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Computer Generated Image



Hazeley Developments

Hazeley Developments is a local, family-run business with considerable experience in bespoke, high quality residential development. They are a professional, close knit team who recognise that creating and building homes is a very personal experience and your needs are always at the forefront of their minds. They work hard to ensure that their designs optimise space and light. Their building materials are selected with an emphasis on quality and sustainability. State of the art methods are combined with traditional values, so their craftsmen ensure every home they build meets with their high expectations.

Development Opportunity

For those who dream of building their own home, this exciting opportunity is just that. Located in a highly sought after and pretty location near Alresford in one of the finest areas of the East Hampshire rolling countryside. There are sweeping views from the property over arable fields.

The proposed country house has planning permission to build a property of approximately 6297 sq ft. Arranged over two floors and constructed of brick elevations under a tiled roof. In addition there is a spacious leisure room of approximately 794 sq ft and also a 3 bay garage with a room above.

The gardens and grounds have the benefit of a well-structured landscape plan, which compliments the existing boundaries of mature trees. The property will be approached from a country lane onto a private driveway and gated entry that will lead through to the grounds and house.

The plans and images have been created to help visualise what could be achieved in this truly unique location. It represents a starting point, a blank canvass, which can be redesigned to suit your dreams and aspirations, enabling you to create a definitive home, the ultimate in personal statements.

Planning

The planning permission is SDNP/12/01248/FUL

Rights of Way

There are no rights of way over the land.

Local Authority

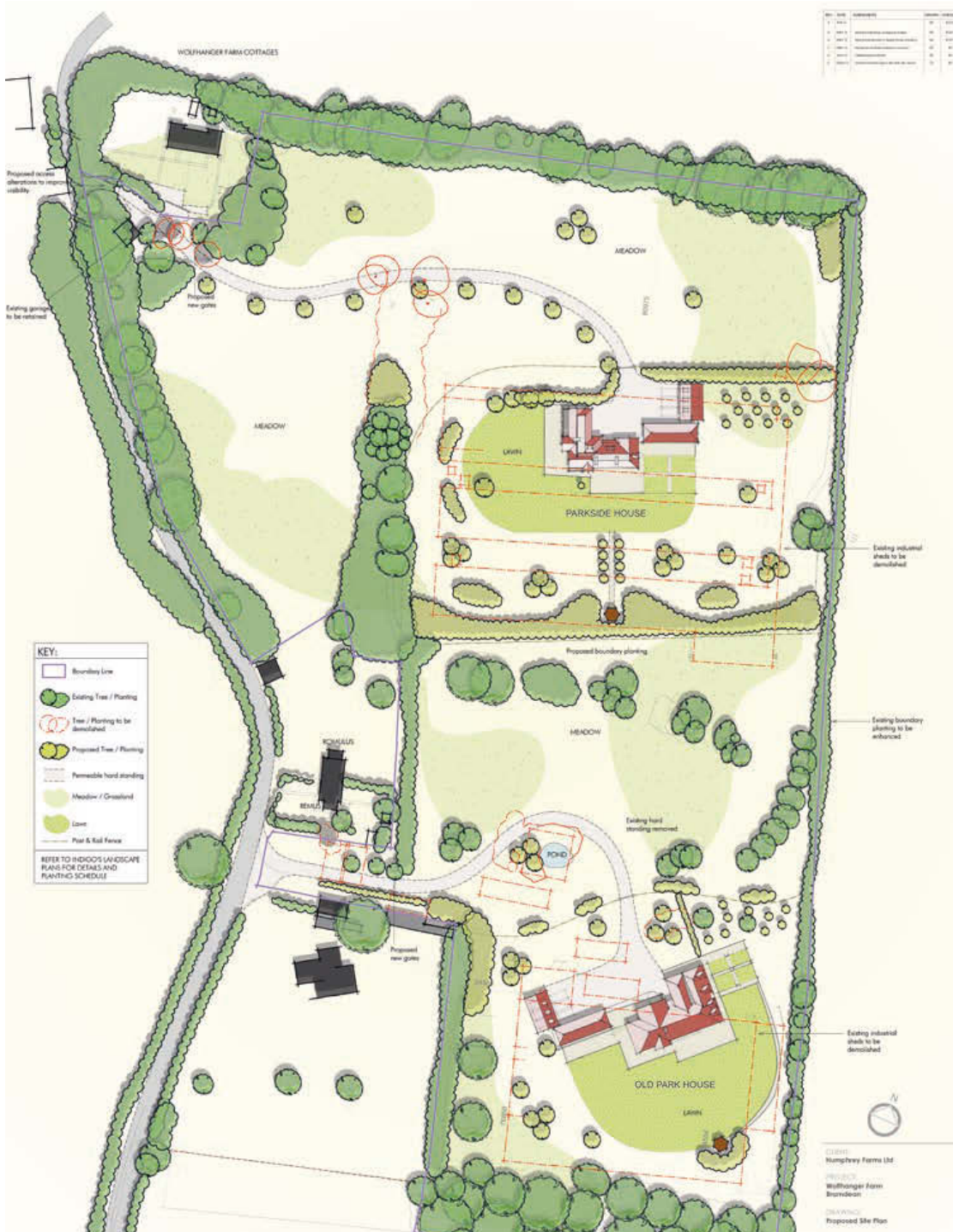
Winchester City Council

Utilities

Mains water and electricity are currently provided to the site.

Section 106 payment

There is a payment to the local authority of £54,800.



The property is near the lovely Georgian market town of Alesford for day to day shopping requirements.

Situation



It is well placed for a number of schools in the area: Winchester College, St Swithun's School for Girls and Peter Symonds Sixth Form College; together with several well regarded Preparatory Schools: Pilgrims and Twyford. Petersfield also offers Bedales School with its preparatory and pre-prep establishments, plus, Dunhurst and Dunannie, and Churchers College.



Racing at Goodwood, Fontwell and Newbury.



The South Coast and the Solent are approximately 20 miles away.



The Test, Itchen and the Dever are all within easy driving distance, as well as the River Meon running through the Meon Valley.



There are many bridleways and footpaths in the area. The nearby South Downs provides delightful areas.



At Liphook, Alesford and a number of others locally.



At the Chichester Festival Theatre (about 22 miles), and the Theatre Royal in Winchester. Opera at The Grange, near Alesford, in the summer season.

(All distances and times are approximate)





Directions (SO24 0JJ)

From Alresford, head south east on the Bishops Sutton Road/B3047.

At the roundabout, take the 2nd exit onto Old Park Road.

Turn left at Wood Lane. After a further 3.2 miles turn left.

After approximately 3.3 miles, Old Park House can be found on the left.

Important Notice:

Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations etc: any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: the VAT position relating to the property may change without notice.

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PROPOSED FLOOR PLAN

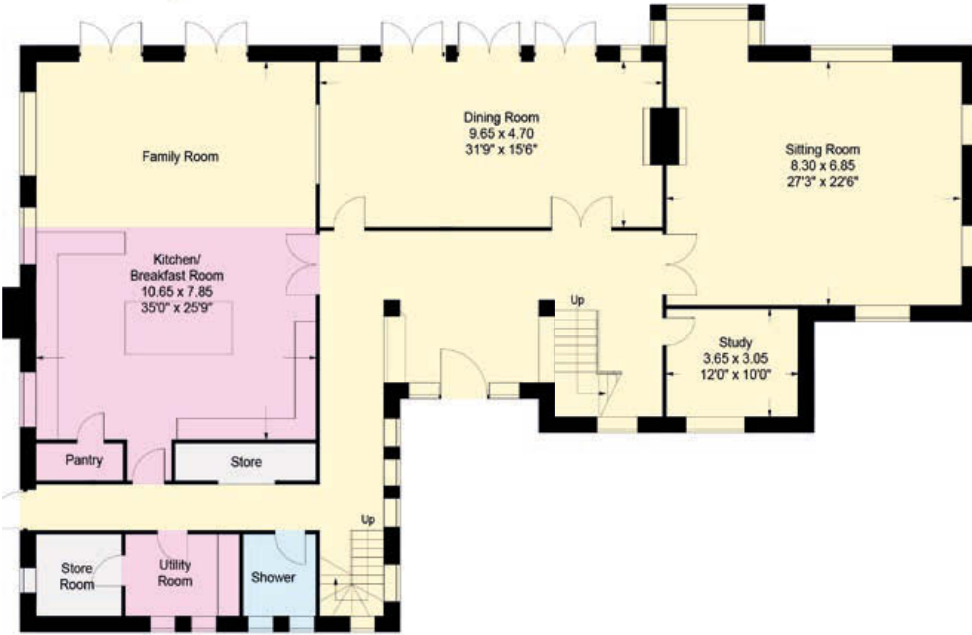
Approximate Gross Internal Floor Area

House: 585 sq m or 6297 sq ft

Garage: 90 sq m or 969 sq ft

Leisure Room: 71 sq m or 764 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



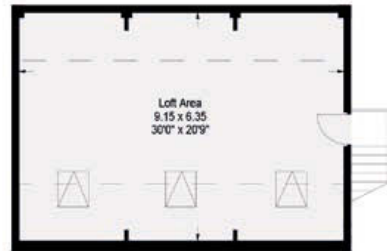
Ground Floor



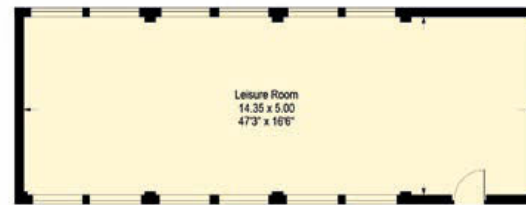
First Floor



Ground Floor



First Floor



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