



SADDLERS COTTAGE

Longparish, Andover, SP11 6QQ

TO LET

£675,000



Saddlers Cottage

Longparish, Andover, SP11 6QQ

A unique opportunity to build a family home of around 2,893 sq ft, set in beautiful gardens, totalling around 0.97 acres, in this popular Test Valley village.

Andover 7 miles | Winchester 13 miles
London Waterloo from Andover 1 hour and 20 minutes
(Mileages are approximate)

Saddlers Cottage

This is a fantastic opportunity to purchase a development opportunity, with full planning permission to demolish the existing house and to build a new, generous 4 -bedroom family home totalling around 2893 square foot (planning reference 25/01300/FULLN). The property is set in around 0.97 acres of beautiful gardens on the edge of Longparish.

Behind the current cottage is a thatched outbuilding, which historically has been used as a garden room and workshop by the previous occupants and is ripe for renovation into useful additional space.

The gardens at Saddlers Cottage are a wonderful feature of the property. The main garden surrounding the house totals 0.97 acres, and is beautifully established, featuring lawns, hedged boundaries, a woodland garden and a former vegetable garden.

There is superb scope within the garden which already provides attractive and private surroundings.

Situation

Longparish is a popular village with the River Test running through the centre and an excellent range of local amenities. There is a primary school which is a short walk from the house, cricket pitch, church, two public houses and a thriving village shop. The village is surrounded by attractive countryside and there are numerous very good walks close by. The nearby town of Andover provides a very good range of shops and facilities, including a mainline railway station. The Cathedral City of Winchester is 13 miles away. The village is also extremely well connected with a mainline station to London from Andover, and the A303 providing links to London and the West Country. The renowned Farleigh School is also a short drive.

Longparish, Hampshire, SP11 6QQ
Andover 7 miles | Winchester 13 miles | | London Waterloo from Andover – 1 hour and 20 minutes | Mileages and times approximate

General remarks and stipulations

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity and private drainage. Oil fired heating.

Tenure

Freehold with vacant possession.

Local Authority

Test Valley Borough Council. Band F

Postcode

SP11 6QQ

Broadband availability

Fibre to cabinet broadband available (Ofcom)

Mobile/Internet Coverage

Good according to Ofcom

Parking and Access

The property has good off street parking.

Local Planning

Conservation area

Planning permission reference 25/01300/FULLN
(www.testvalley.gov.uk)

Additional information

A CIL payment of around £20,000 would apply, unless it is a self-build (with occupancy for 3 years) then no CIL would be required.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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