



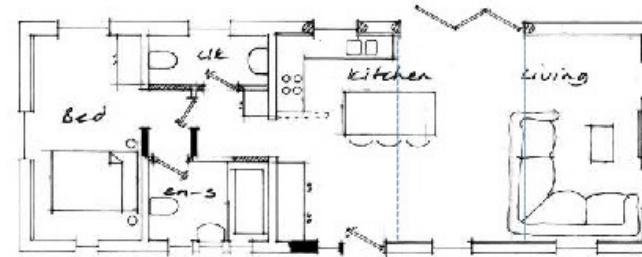
TANGLEY,
ANDOVER

Carter Jonas

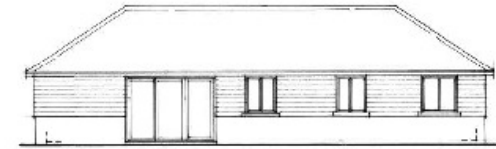
CHURCH VIEW BARN, TANGLEY, ANDOVER, HAMPSHIRE, SP11 0SG

KEY FEATURES

- o Planning permission granted (Test Valley Ref: 25/02837/FULLN)
- o Conversion of existing outbuilding to a one-bedroom dwelling
- o Plot extending to approximately 0.52 acres
- o Attractive rural setting in the highly desirable village of Tangley
- o Potential for further development, subject to obtaining the necessary planning consents
- o Excellent opportunity for self-builders, developers, or owner-occupiers seeking a bespoke countryside home



NORTH WEST ELE.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELE.



DATE: 2024.05.01
 DRAWN: J. FOWLER
 CHECKED: J. FOWLER
 The drawings are prepared and approved by the architect and are not to be used for any other purpose without the written consent of the architect.
 PROJECT:
 CHURCH VIEW
 TANGLEY
 DRAWING NO: 250226003

ELEVATIONS

DATE: 2024.05.01
 DRAWN: J. FOWLER
 CHECKED: J. FOWLER

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A RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY POSITIONED PLOT (C0.52 ACRES) IN THE HEART OF THE PICTURESQUE VILLAGE OF TANGLEY, WITH APPROVED PLANNING (25/02837/FULLN) FOR THE CONVERSION OF THE EXISTING OUTBUILDING INTO A ONE-BEDROOM DWELLING.

DESCRIPTION

Church View Barn presents an exceptional opportunity to create a beautiful rural home in one of North Hampshire's most desirable village locations.

Planning permission has been granted by Test Valley Borough Council (Ref: 25/02837/FULLN) for the conversion of the existing outbuilding into a charming one-bedroom dwelling, with associated parking, turning area, landscaping, private amenity space, and access arrangements.

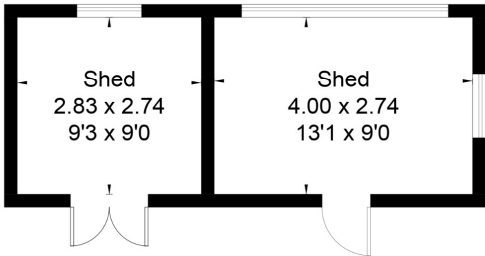
Occupying a generous plot of approximately 0.52 acres, the existing building is positioned towards the rear of the site, providing excellent privacy and substantial outdoor space. The size and configuration of the plot offer exciting future potential, and interested parties may wish to explore the possibility of securing further consents for a larger replacement or extended dwelling, subject to the necessary planning approvals. Mains water and mains electricity are already servicing the site.

Tangley is widely regarded as one of the most picturesque and sought-after villages in the area, surrounded by attractive countryside while remaining conveniently accessible to nearby towns and transport links.

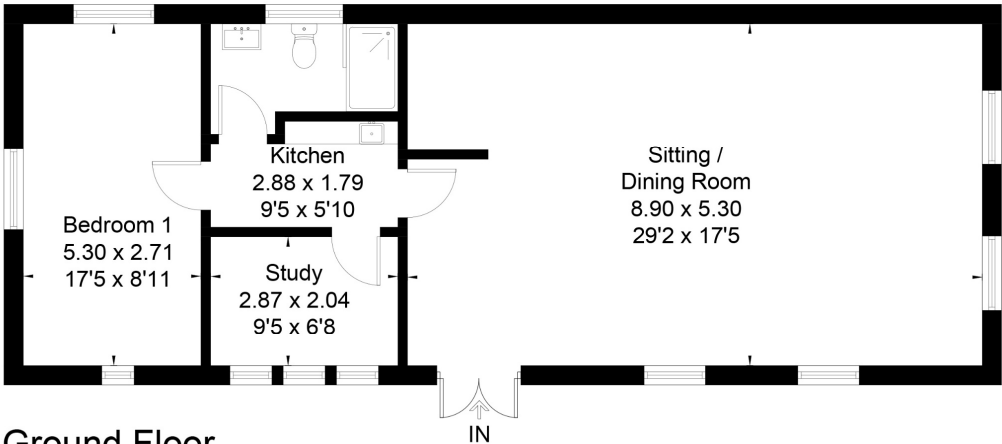
This is a rare opportunity to acquire a substantial village plot with approved planning permission and significant scope for enhancement and value creation.



Approximate Floor Area = 78.8 sq m / 848 sq ft
Store = 11.6 sq m / 125 sq ft (Excluding Sheds)
Total = 90.3 sq m / 973 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



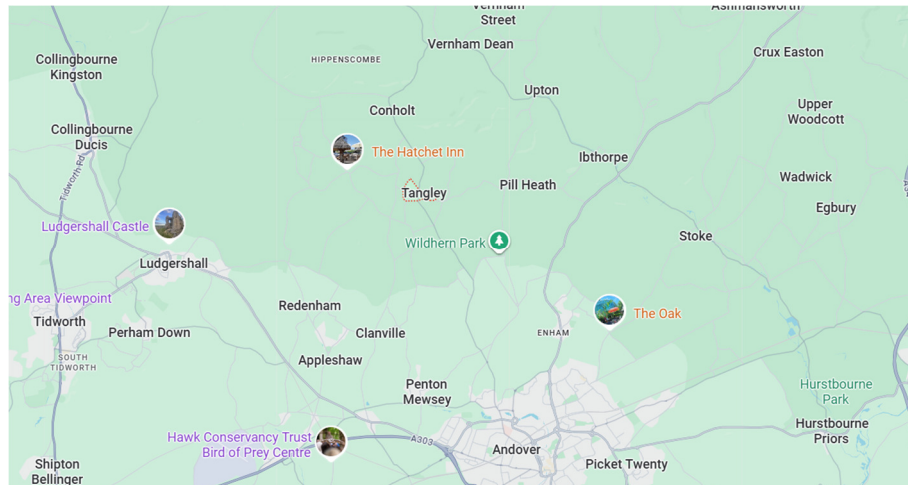


SITUATION

Tangley is a small hamlet situated within the North Wessex Downs landscape, with excellent walking from the door and a good local pub, The Fox Inn. Amenities can be found in the nearby village of Hurstbourne Tarrant, including a tearoom, community centre, primary school, and a popular pub.

The regional centres of Newbury, Hungerford, and Marlborough, all within easy reach, offer a wider range of shopping and recreational facilities.

There are more schools available locally, including Rookwood and Farleigh, while Andover (5 miles) provides comprehensive facilities, including shops, services and a mainline railway station with direct links to London Waterloo in just over an hour. The proximity of the A303/M3 and A34 allows for easy access to London, the North, and the West Country. The region is famous for its beautiful countryside, with many lovely walks in the local area including Watership Down and through the Bourne Valley.



GUIDE PRICE £350,000 subject to contract

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, electric heating
- Local Authority - Test Valley Borough Council
- Council tax band: TBD
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to the Ofcom website

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