



An exceptional plot with planning consent for a five-bedroom Georgian styled family home in one of Test Valley's most sought-after villages.

Winkworth

SELF-BUILD PLOT WITH PLANNING FOR BREATHTAKING FIVE-BEDROOM HOME IN DESIRABLE TEST VALLEY VILLAGE.

Winkworth are delighted to offer an exceptional opportunity to acquire a building plot in excess of half an acre, set within a truly beautiful countryside setting. The plot benefits from full planning permission for a unique, state-of-the-art, architecturally designed five-bedroom luxury home, created to deliver outstanding contemporary living in an unrivalled location. The approved design offers approximately 3,590 sq ft of thoughtfully planned accommodation arranged over two floors featuring generous proportions throughout. The approved design has been carefully curated to maximize breathtaking panoramic views across the surrounding countryside, presenting a rare opportunity to create a bespoke family home immersed in nature.

Situated in the idyllic village of Awbridge, at the heart of the Hampshire countryside, the plot enjoys a highly desirable rural setting. Awbridge lies approximately three miles west of Romsey and fourteen miles south-west of the historic city of Winchester. The village itself benefits from a local church and village hall, while a wider range of restaurants, pubs and shops can be found within a short drive. There is an excellent range of well-regarded state and independent schools nearby, making the location particularly appealing for families.

The design features a large reception hall which sets the tone and style of the accommodation to be found throughout. With entrance into an expansive kitchen/living/dining area, the Kitchen features integrated appliances and bespoke design that effortlessly blends style with functionality. This area is enhanced by the island unit, which is a hub for preparation and casual seating. For your more formal gatherings, the spacious dining area offers a fantastic space for families and friends to congregate. The separate living area provides a relaxing space for families to unwind together. Off the kitchen/living/dining room is an elegant garden room, flooded with natural light from a large sky lantern and featuring bi-fold doors that open onto the rear garden. In addition, a separate sitting room has been designed with bi-fold Crittall doors, allowing it to open into the kitchen/living/dining area, perfect for larger social gatherings and entertaining. A study, utility room and cloakroom complete the ground floor.

As would be expected of such a high specification design, the primary bedroom and bedroom two on the first-floor benefit from expansive dressing rooms fitted with bespoke built-in wardrobes, along with a lavish ensuite. Bedroom three also features an en-suite shower room. The remaining two bedrooms share use of a bathroom designed with bath and separate shower cubicle. All bedrooms are of generous proportions.

Outside the property will be approached via a sweeping driveway offering an abundant amount of off-road parking. leading to a double garage.

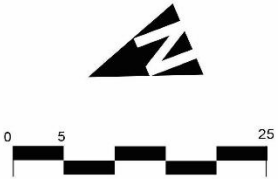
One of the standout features of the plot is the extensive views to the rear over the surrounding countryside a truly idyllic setting.

Please note that the overhead cables shown on the site plan are in the process of being placed underground, with wildflower planting proposed to restore and enhance the area.



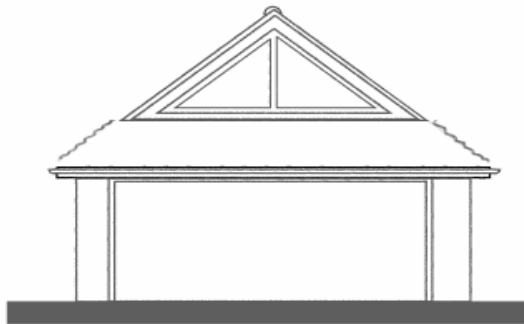


DANES ROAD SCHEDULE	MH scheme permitted		Proposed reduced houses	
	Sq m	Sq ft	Sq m	Sq ft
1	331.82	3,572	297.7	3,204
2	331.56	3,569	265.4	2,857
3	277.06	2,982	245.9	2,647
4	280.47	3,019	278.84	3,001
5	330.07	3,553	333.49	3,590
Total	1,550.98	16,695	1,421.33	15,299

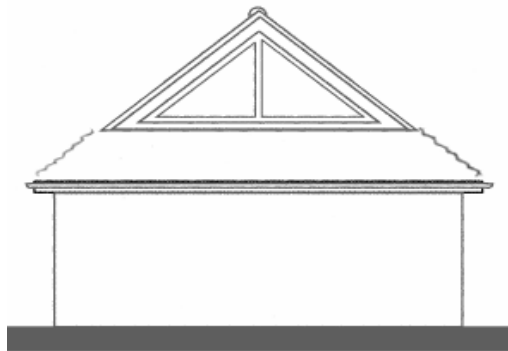


The sale of this self-build project is shown as “plot 5” in the above site plan. The remaining 4 properties will be built out by a local developer.

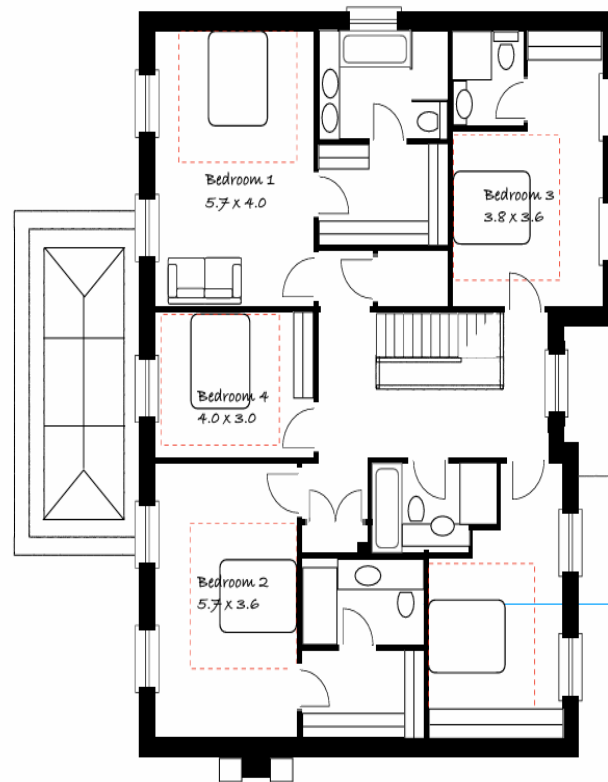
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Front elevation

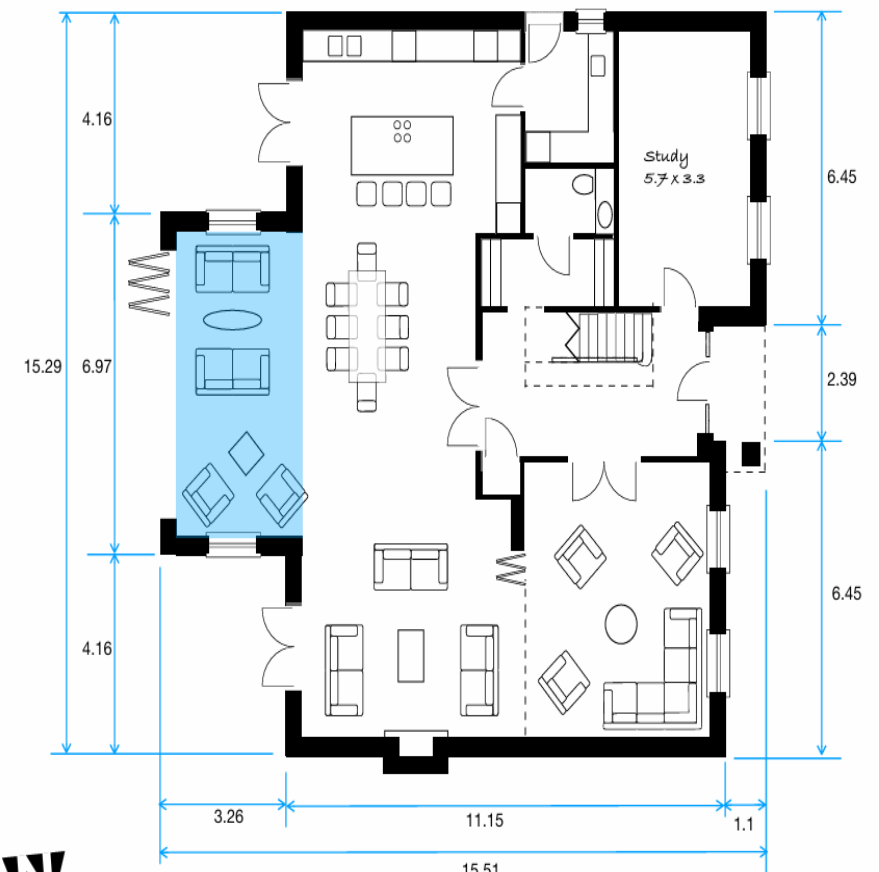


Rear elevation



FIRST FLOOR

156.57 sq m



GROUND FLOOR

176.92 sq m

ANDY

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