

THE WHITE COTTAGE, NORTH WALTHAM

Two bedroom cottage on a generous plot of 2.36 acres

PRICE - £825,000



JACKSON WRIGHT
PROPERTY

PROPERTY DETAILS

The White Cottage is a well proportioned character property set on a large plot of 2.36 acres in the sought after village of North Waltham.

The property is offered for sale with no onward chain and is available immediately. There was a small refurbishment carried out in 2024 which included a new kitchen and the installation of french doors onto the external patio area.

There are minor improvements required to the property but it offers buyers with an opportunity to occupy immediately and shape the home and its land into a stunning family home in an excellent location.

The property has two double bedrooms and two bathrooms (one en-suite) and a small viewing gallery over the main living/dining area which would be suitable for a home office. It is situated directly behind The Wheatsheaf public house and hotel and is well located for the M3 motorway, A303 and Basingstoke town centre and its rail links.

Externally, the generous plot has a private driveway with space for 2 cars and two further separate access points to the land to the rear. The land is suitable for all manner of uses and is separated from the cottage's primary garden area by way of a new post and rail fence.

This is a very rare and exciting opportunity to shape a truly memorable home or seek fantastic development potential in one of Basingstoke's most desirable rural locations.

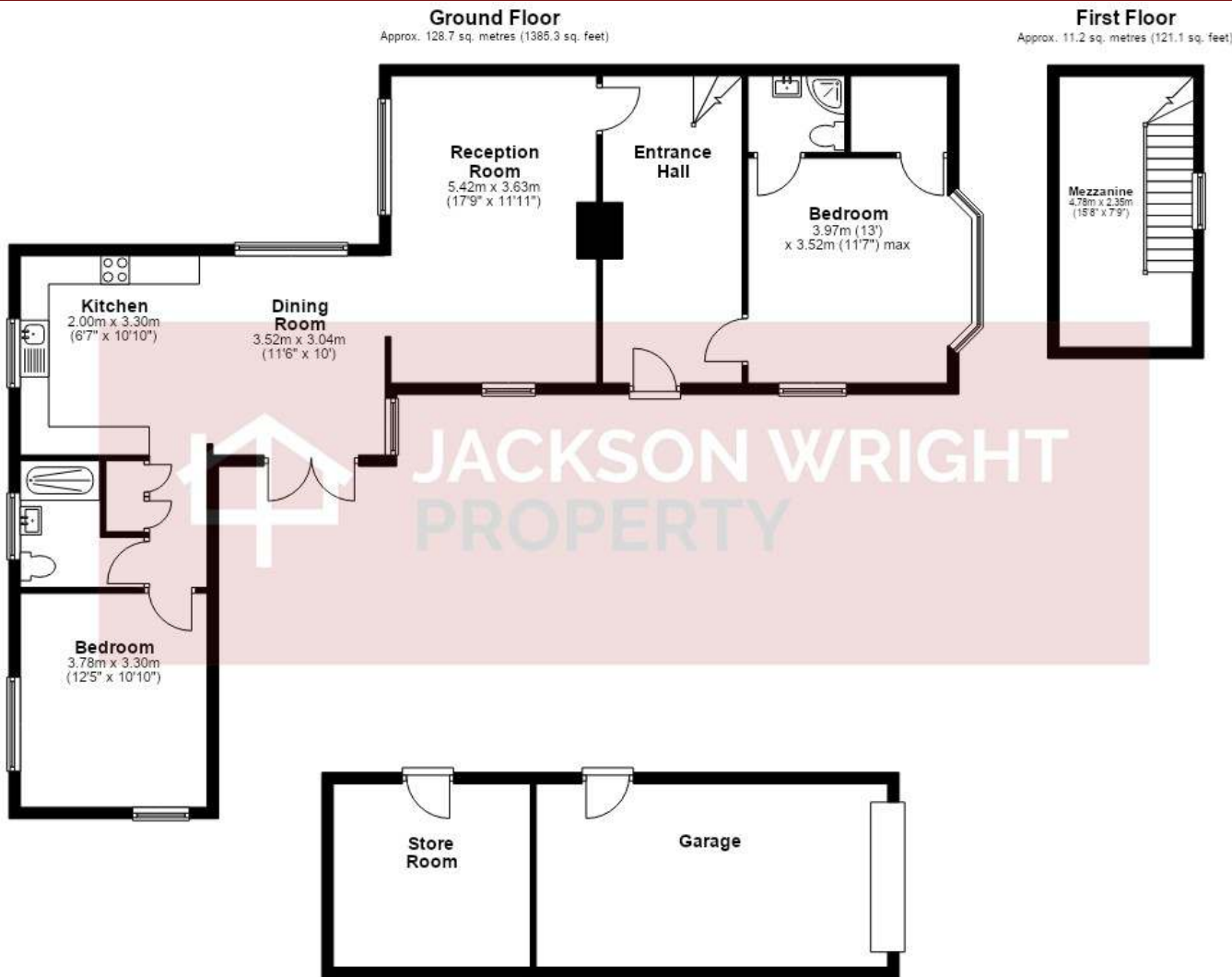




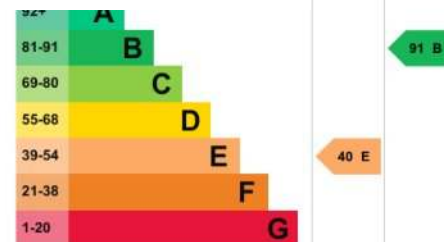
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Floor Plan and EPC



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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

DEVELOPMENT POTENTIAL

Sitting on a generous plot of 2.36 acres, the titles are already split between the cottage and the land. The land to the rear was included in Basingstoke & Deane’s “call for sites” and has been accepted as a viable development plot of up to nine private residential units (ref NWAL014).

The property has a lapsed consent for a large private dwelling (planning ref 23/00319/HSE)which could be re-sought with a buyers own design in mind. The previously consented CGI is below.

There have been several similar sites consented within the area over previous years, some that have been completed and others due to commence development. In the absense of an adopted local plan, the timing for a planning application on the land is good.

There is a detailed information bank regarding planning potential and history available by request.

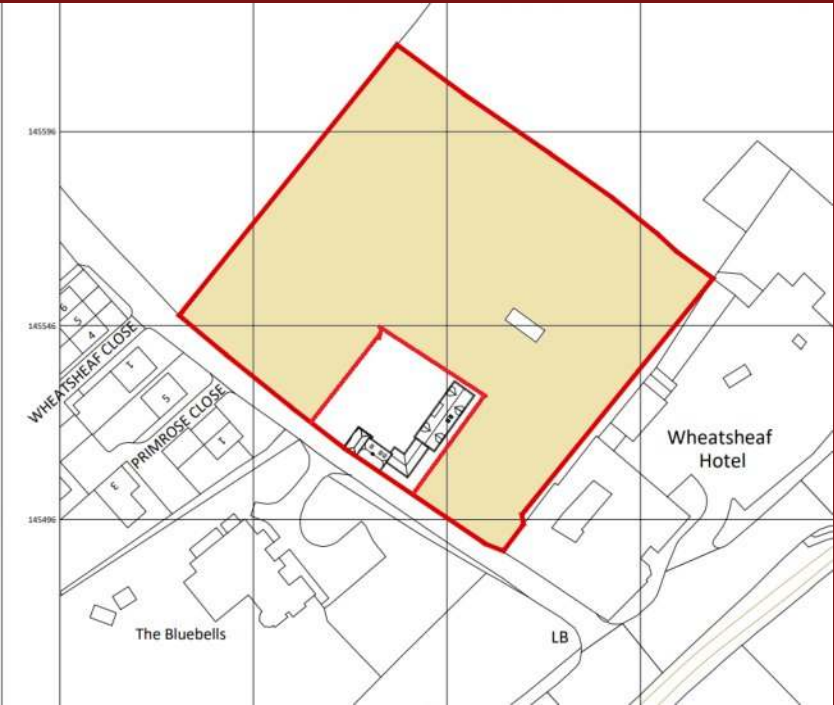


Image of the overall title and separation of dwelling



CGI of the now lapsed extension to White Cottage

For more information and for
any viewings, please contact us;

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VIEWINGS BY APPOINTMENT ONLY



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guide and act as information only. All details are given in good faith and
are believed to be correct at time of printing.*