



The Stables, Wotton End, Ludgershall,
Buckinghamshire, HP18 9NT

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 7 miles, Aylesbury 12 miles (Marylebone 55 & 70 mins respectively), Thame 9 miles (distances and times approx..)

THE STABLES, WOTTON END, LUDGERSHALL, BUCKINGHAMSHIRE, HP18 9NT

**FOR DEVELOPMENT. A STABLEBLOCK FOR CONVERSION TO A SINGLE DWELLING WITH
OVER AN ACRE OF LAND. BEAUTIFUL LOCATION AT THE END OF A LANE ABUTTING
COUNTRYSIDE**

**AN OLD STABLEBLOCK WITH CLASS Q PLANNING CONSENT TO CREATE A CHARMING 1
BEDROOM DETACHED HOUSE IN THE CORNER OF A FABULOUS PLOT EXTENDING TO
APPROX. 1.14 ACRES (0.46HA)**

GUIDE PRICE £200,000 Freehold

This really is a rare and desirable property. The chance to create a modest home in over an acre of grounds enjoying a stunning situation.

Class Q consent has been obtained to convert the stables that occupy a prized plot situated at the southern tip of the village nestled at the bottom of a quiet lane. The location is excellent surrounded by open countryside on three sides and the proposed dwelling sited in the corner of the field looking over its own 1.14 acres of land.

The conversion will form a one bedroom dwelling the plans and design of which are contained within the brochure.

The approach is off the road leading out of Ludgershall and a lane immediately prior to the last houses as you exit the village. The lane passes a few properties on the right hand side then leads solely into the entrance to the development.

On the eastern boundary is a covered yard measuring 98ft x 18ft and constructed of a concrete frame with dwarf block walls beneath an asbestos sheet roof.

The planning conditions stipulate that the existing structure and foundation are suitable for conversion rather than a new build. Clearly any purchaser will have to conduct their own investigations regarding the suitability of the existing structure for conversion.

For the planning information and documentation please go to the AVDC (Aylesbury Vale District Council) website and in the planning section search under reference: 23/01928/COUAR

LOCATION

Ludgershall derives from the Old English words Lute-Gar and Halh and translates to 'Nook with a trapping Spear'.

The village, which sits on the Oxon/Bucks border has a 14th Century Church and a large village green. Although the populus and number of houses has increased over time the north end of Ludgershall still upon its approach is the aforementioned green with a scattering of Cottages, many being 17th Century.

There is a village pub and a hairdressers.

Rail connections are excellent with Bicester (7 miles) providing a service to Marylebone in 70 minutes and Thame (9 miles) and Aylesbury (12 miles) also arriving at Marylebone in 40 minutes and just under an hour respectively. Oxford (16 miles) has a service to Paddington taking approximately 70 minutes. The M40 is about 9 miles.

EDUCATION

Preparatory Schools at Ashfold and Oxford.

Primary Schools in Brill and Grendon Underwood.

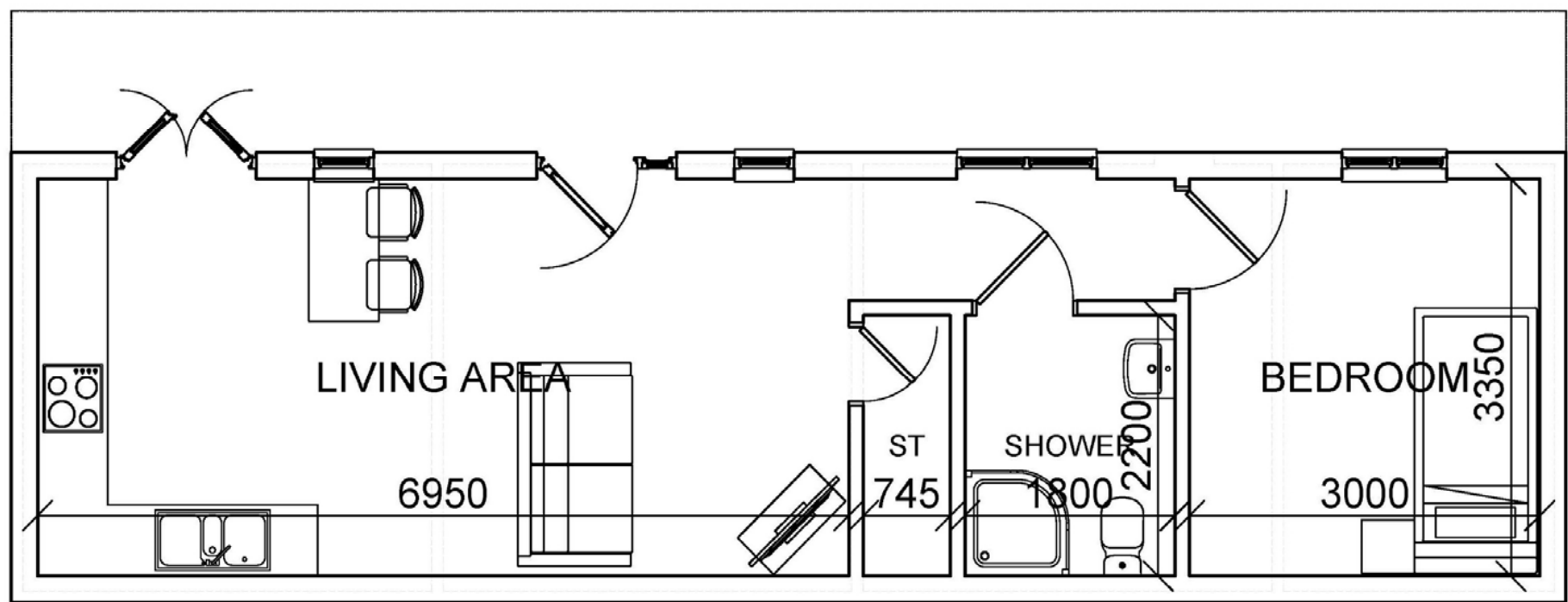
Secondary School in Waddesdon. Public Schools at Stowe and Oxford.

Grammar Schools at Aylesbury.

VIEWING – Strictly via the vendors agent W Humphries Ltd

DIRECTIONS: Ludgershall is between Bicester and Aylesbury off the A41, the turning for the village is right or left respectively. Follow this winding road to the village and turn left then bear right continuing along Salters Lane and into Wotton End. Follow this road to the right hand bend at the edge of the village and the lane to The Stables is on the left.





FLOOR PLAN



FOR IDENTIFICATION PURPOSES ONLY



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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

