

## FOR SALE

An opportunity to acquire a former Methodist Chapel  
for conversion to a dwelling in the village of St Mary Bourne  
Set in a plot of approximately 0.2 Acres.

St Mary Bourne, SP11 6EL



PRICE GUIDE £400,000

**01264 316000**  
**[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)**

### **Location**

St Mary Bourne lies in the Bourne Valley, the surrounding countryside is particularly well-known for its natural beauty, sporting facilities, walks and rides. Everyday amenities include a Church, health centre, 2 public houses, sub Post Office/Village stores and primary school which was rated outstanding by Ofsted in 2008 and sustained in 2011. Both Andover to the south and Newbury to the north offer a more comprehensive range of facilities which include schools, indoor shopping centres and main line railway station with London connections (Waterloo and Paddington within one hour). The neighbouring town of Whitchurch, approximately 4 miles distant, also offers a range of everyday shopping facilities as well as a mainline rail

### **Description**

The property is the former Methodist Chapel of which the existing accommodation comprises a Church Room and School Room and now has the benefit of a current Planning Consent for a conversion to a dwelling with extensions and renovation work.

### **Proposed Accommodation**

Inside - Large Kitchen/ Dining room, Utility room, Three Bedrooms, Two Bathrooms, Study/ Bedroom Four  
Outside - The extent of the plot is shown coloured red on the attached plan.

### **Access**

A Planning Application has been submitted to provide vehicular access to the property off Gangbridge Lane.

### **Services**

It is assumed the property has mains water, electricity and drainage. No testing has been undertaken but it is considered verification would be required as to working order and it is advised that further investigation is essential.

### **Planning**

The area is controlled by Basingstoke and Deane Borough Council, and Planning Consent has been approved for "Conversion of Methodist Chapel to 1 no. dwelling with extensions and renovation work".

**Planning Application No: 18/00784/FUL**

### **Local Authority**

Basingstoke and Deane Borough Council.  
Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH  
Tel: 01256 844 844

### **Tenure**

Part of the property is held on a 999 year Lease and the remainder is Freehold.

### **Directions**

From Andover head northbound on the A343 signposted Newbury. Continue to Hurstbourne Tarrant and at the bottom of the hill by the George and Dragon public house, turn right sign-posted Stoke/St Mary Bourne on the B3408. Continue along this road, through the village of Stoke and on to St Mary Bourne. Continue on into St Mary Bourne and the property will be on your left before the School on your right.

### **Agents Notes**

An information pack relating to the property will be provided on request.

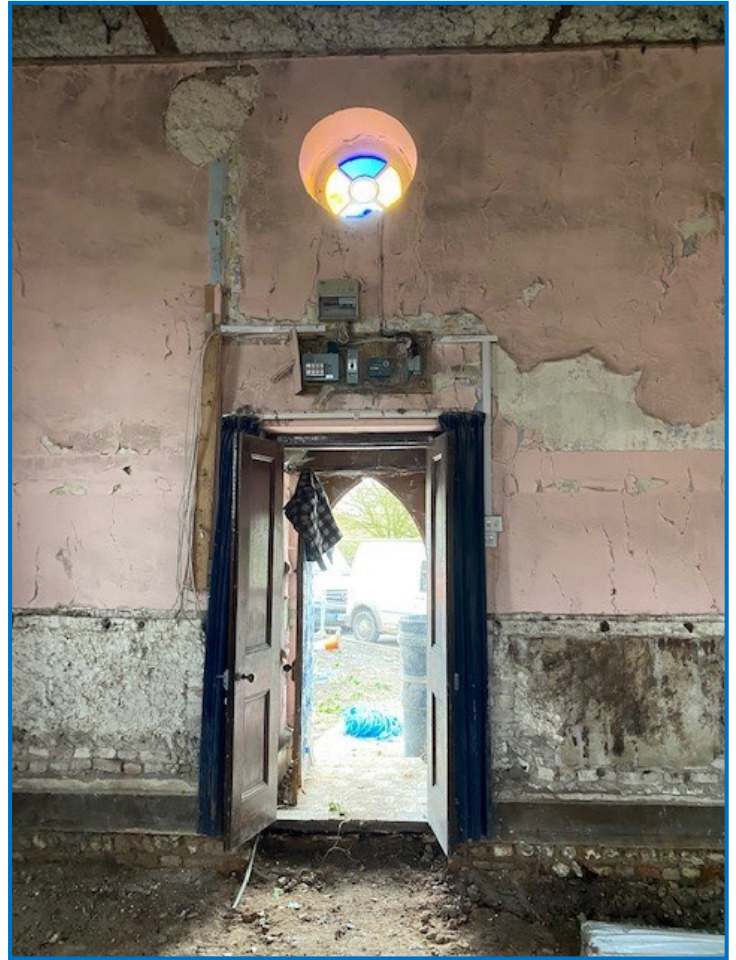
### **Viewing**

**WARNING:** The property is in a poor condition throughout and there must be no viewing without an appointment. Viewings to be arranged strictly by appointment through Myddelton and Major, Tel: 01264 316000.





**Photograph of Main Building**



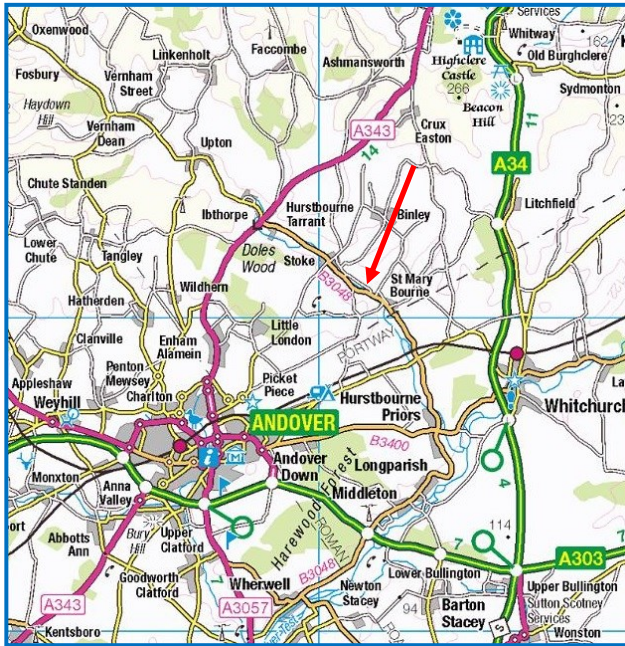
**Photograph of Original Entrance**



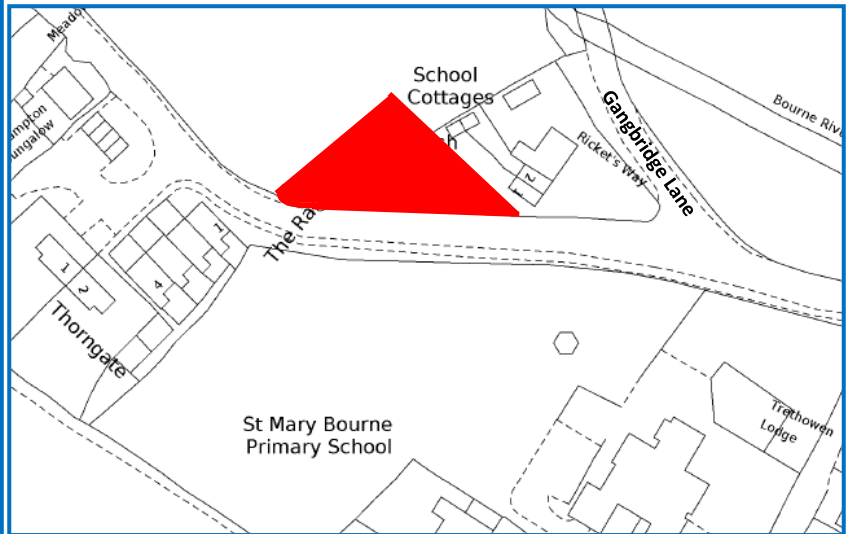
**View from the Methodist Chapel**



## Location Map for St Mary Bourne



Site Plan - Indication of Plot in Red  
Note - For Identification only



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