Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Park View
Gregory Lane, Durley SO32 2BS
Approx. 5.33 acres in all



Located in the countryside in a quiet location but within easy reach of Bishops Waltham, Botley and Hedge End. Available Accommodation totalling 6,136ft^2 comprising Main House providing 4 Bedrooms (4,381ft^2) and connected Annex providing 2 Bedrooms (1,755ft^2) including integral double garage. Secure Storage Building (883ft^2) spacious garden and driveway. Pasture Land (3.60 acres) and Pond – approx. 0.43 acres.

PRICE GUIDE £2,500,000

OFFERS INVITED

FREEHOLD FOR SALE – VACANT NO CHAIN – BY PRIVATE TREATY

GWB

West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ
T: 01489 896977 F: 01489 896985
E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT. Please call this office 01489 896977 to arrange a viewing appointment. It is essential to view the drone video footage available at the website Click Here prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website Click Here for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**.

DIRECTIONS: Please see **Location Plan** and use postcode SO32 2BS and What3Words – Click Here.

From the Farmers Home Pub in Durley – Turn left out of its car park and after a short distance take the right turn into Gregory Lane.

From Curdridge – Off the Bishops Waltham Botley Road B3035 turn into Calcot Lane at the crossroads beside the pond. Continue along Calcot Lane for approx. 1 mile and then turn left into Gregory Lane. The Property is approx. 290 yards along the land on the left hand side.

DESCRIPTION: The Property extends in all to approx. 5.33 acres as shown outlined red on the **Site Plan** located off Gregory Lane and within the village of Durley. The Property comprises:

- House (4,381ft^2) 4 Bedrooms (2 with ensuite). 2 storey.
- Annex (1,755ft^2) 2 Bedrooms. 2 storey.
- Outbuilding – Dimensions approx. 883ft^2.

The above all located within a garden at the front and the rear of the dwellings:

Garden Plot with House, Annex and Outbuilding	1.30 acres
Pasture Land	3.60 acres
Pond	0.43 acres
Total	**5.33 acres**

PASTURE LAND: An attractive parcel of pasture land adjoins the garden and benefits from road frontage and a separate vehicular access off Gregory Lane.

The land is reasonably level and is identified on the Geological Survey Plan as having subsoils of *'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'* and lies approximately 30m above sea level.

POND: An attractive and established pond at the edge of the pasture. Approximate area 0.43 acres. Maximum depth approx. 6ft. Clear water. Island.

OUTBUILDING: With dimensions 18.2m by 4.4m. Height to eaves 2.4m (8ft). Timber framed and clad with box profile plastic coated steel sheeting concrete floor. Electricity connected.

HOUSE: Extending to 4,381ft^2 in all. See **Floor Plan**. Offering flexibility and view across the garden and pasture. With integral Double Garage.

ANNEX: Providing a further 1,755ft^2 of accommodation. See **Floor Plan**.

There is a Condition set out in earlier Planning Consent that the Annex shall only be occupied in conjunction with the use of Park View as a single dwelling and it shall not be used as a separate unit of accommodation:

'*The annexe hereby permitted shall only be occupied in conjunction with the use of Park View as a single dwelling house and it shall not be used as a separate unit of accommodation.*'

LAND REGISTRY: The pasture land and Pond are comprised within Land Registry Title number HP450669 land. See Plan and Register on Selling Agent's website. The House and Annex within the garden and all extending to approx. 130 acres is not currently registered.

PLANNING: See Selling Agent's website for further details.

1981 - 81/00504/OLD - Erection of house and garage
1990 - 90/00466/OLD - Two single storey extensions and new dormer window
1991 - 91/00430/OLD - Single storey extensions to provide conservatory and utility room, new bow window and dormer window
1998 - 98/01670/FUL - Conservatory and lobby at rear
2006 - 06/02859/FUL - Alterations to approved ground floor annexe and provision of first floor accommodation over for annexe

TPOs: None affect the property.

ACCESS: The House and Annex benefit from 2 vehicular access drives off Gregory Lane. There is an additional vehicular gate direct into the pasture land off Gregory Lane.

DESIGNATIONS: None affect the Property.

SERVICES: Mains water and electricity are connected. Mains Sewer. Propane Gas Tanks.

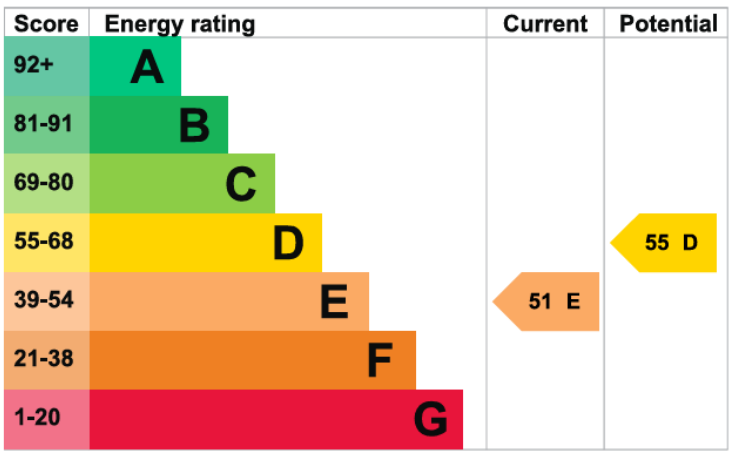
PUBLIC FOOTPATH: A path crosses the Pasture Land as identified on the **Site Plan.**

COUNCIL TAX: House – Band G - Charges for 2026/2027 £3,894.93
Annex - Band D - Charges for 2026/2027 £2,336.96

LOCAL AUTHORITY: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

OFFER INSTRUCTIONS:

Please see Additional Document on our website for instructions as to how to make an offer by Private Treaty.



For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

GWB

Regulated by RICS®

The Property Ombudsman

SITE PLAN



SUBJECT TO SURVEY

































































Park View, Gregory Lane

Approximate Gross Internal Area
House = 4381 sq ft - 407 sq m
Annexe = 1755 sq ft - 163 sq m
Outbuilding = 883 sq ft - 82 sq m
Total = 7019 sq ft - 652 sq m
(including Garage)



GARAGE

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

Park View, Gregory Lane

Approximate Gross Internal Area
4381 sq ft - 407 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

FLOOR PLAN – HOUSE

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Park View, Gregory Lane

Approximate Gross Internal Area
Annexe = 1755 sq ft - 163 sq m



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR

FLOOR PLAN – ANNEX

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ANNEX









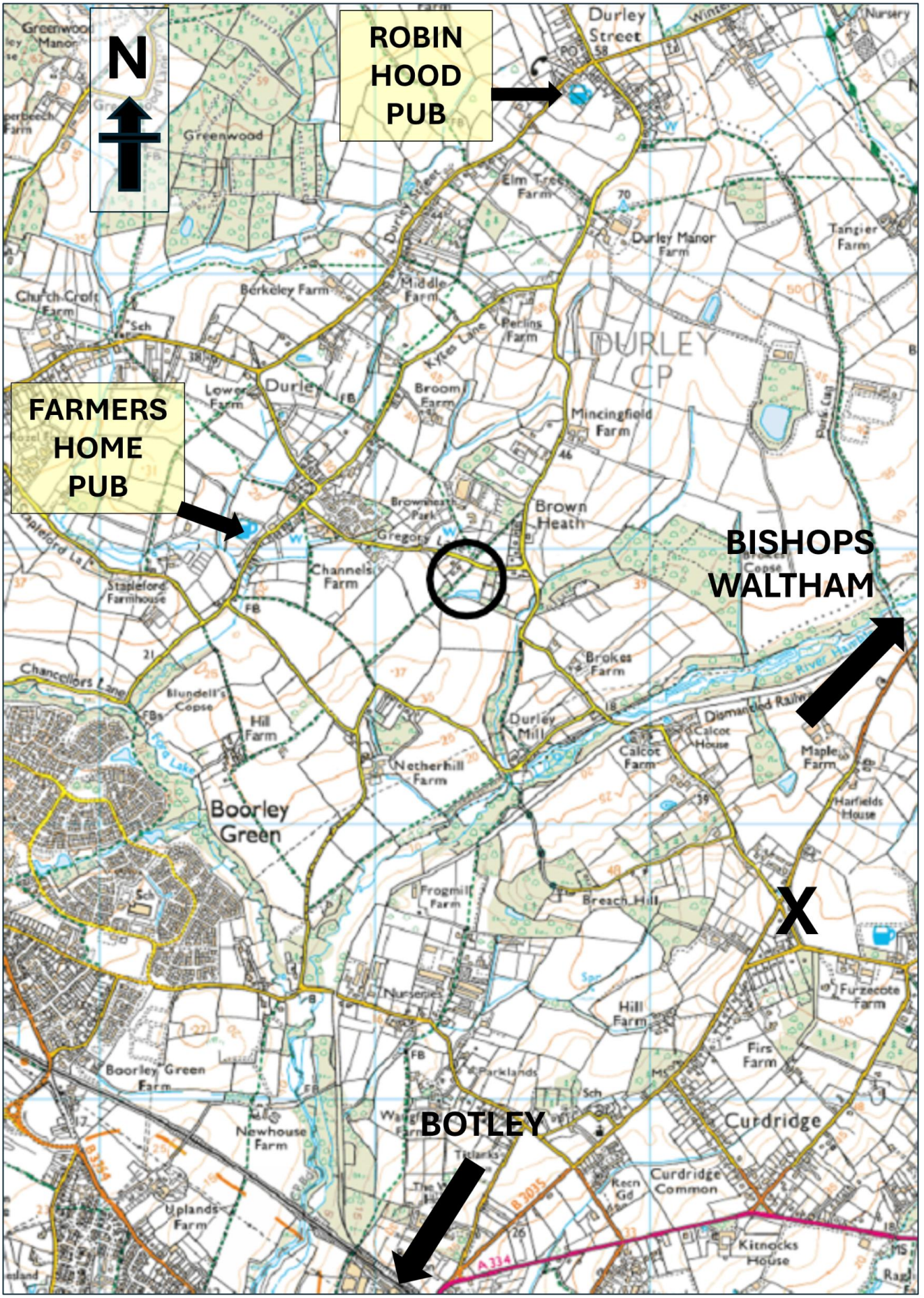








LOCATION PLAN 2



LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.