



CARTER  
JONAS

49 Cliddesden Road, Basingstoke, Hampshire

## 49 Cliddesden Road, Basingstoke, Hampshire RG21 3ET

A substantial detached Victorian property, currently used by Hampshire County Council as a 'young person and family support centre' which has planning permission to reinstate as a family home, conveniently located within a level walk of the town centre.

Ground floor: reception hall • 3 reception rooms • Kitchen/breakfast room • Study • Utility room • Cloakroom

First floor: landing • 6 bedrooms • 2 cloakrooms (offering potential for 4 bedrooms and 3 bathrooms)

Second floor: landing • 4 bedrooms • Bathroom • Kitchen (offering potential for 3 bedrooms and 1 bathroom) • EPC rating D

### **Situation**

The property is located on Cliddesden Road, one of the more prestigious roads within Basingstoke, in the Fairfields Conservation Area within a short level walk of the town centre and Queen Mary's College.

Basingstoke offers a comprehensive range of leisure, recreational and educational facilities. There is excellent access for commuting to London with the mainline railway station offering fast and frequent services to London Waterloo, and Junction 6 of the M3 is within a short drive of the property.

### **The property**

This substantial detached Victorian property stands in gardens of about 1/3 acre and offers well proportioned accommodation over three floors. Formerly a children's home, the property currently benefits from Use Class D1 of the Uses Classes Order, specifically limited to a 'young person and family support centre', but under planning permission BDB/76822, approval has been granted for change of use back to a single residential dwelling.

The property offers particularly spacious accommodation over three floors extending to about 4,000 sq.ft. and offers great flexibility of layout, but for details of the current layout please refer to the floor plan.

### **Outside**

The property stands in a plot of about 1/3 acre.

The property is set back from the road behind a hedge and there is parking for a number of cars to the front and to one side. Double gates lead from the drive along the side of the house to the rear garden where there is further parking. Beyond this the garden is level and laid to lawn, the whole being fully enclosed and offering a high degree of privacy.



## Additional information

**Local Authority** Basingstoke and Deane Borough Council.  
T: 01256 844844

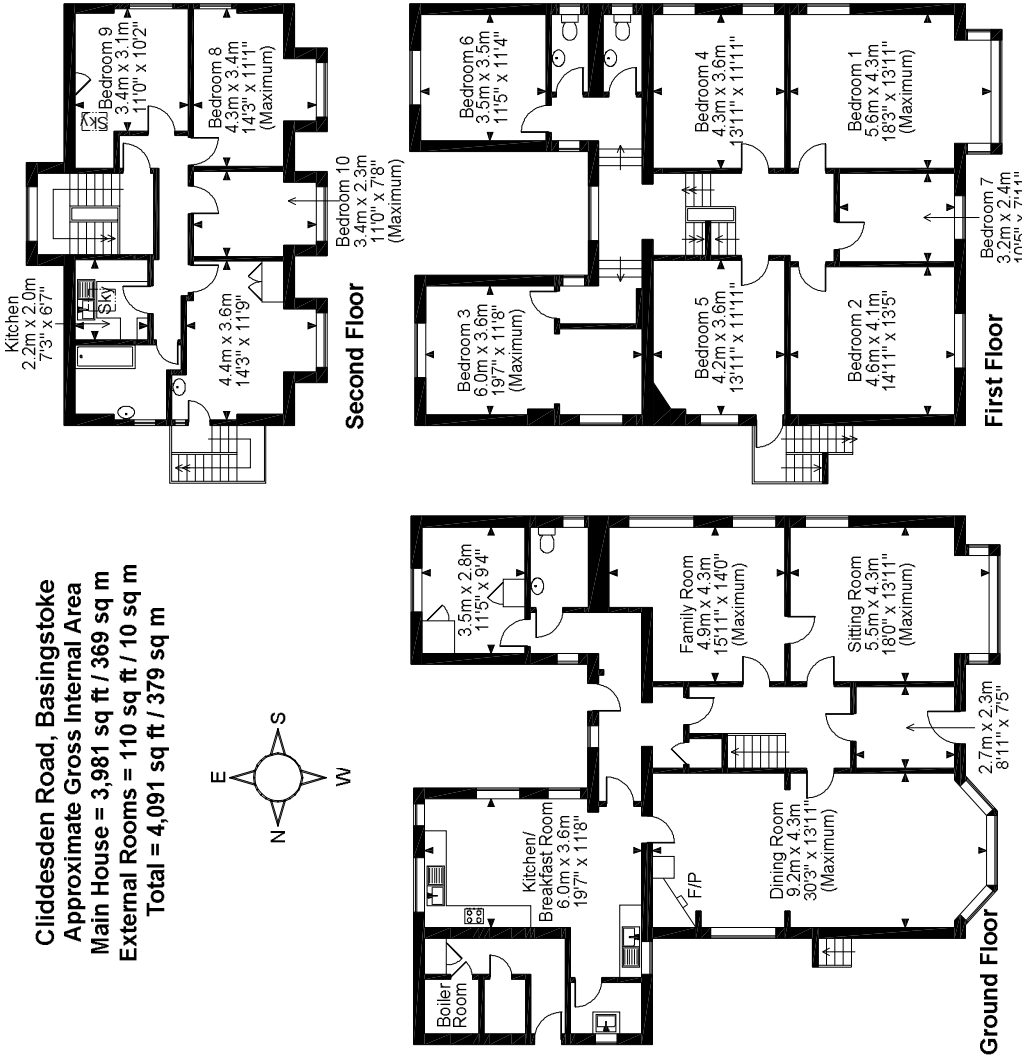
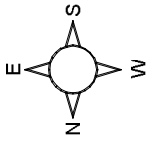
**Viewing** By prior appointment through the Basingstoke  
Office T: 01256 473388

## Directions - RG21 3ET

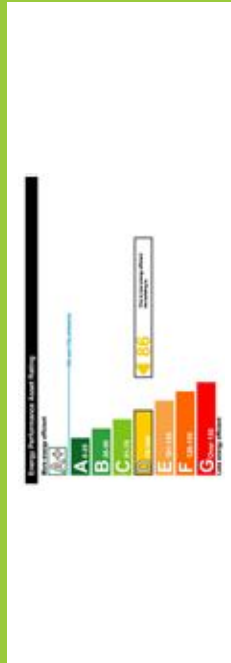
From the New Road one way system in central Basingstoke turn left into Hackwood Road, and after a short distance turn right at The Lamb public House into Cliddesden Road. 49 Cliddesden Road, will be found on the left hand side after a short distance.



**Cliddesden Road, Basingstoke**  
**Approximate Gross Internal Area**  
**Main House = 3,981 sq ft / 369 sq m**  
**External Rooms = 110 sq ft / 10 sq m**  
**Total = 4,091 sq ft / 379 sq m**



**Important information**  
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**T: 01256 473388**  
26 London Street, Basingstoke RG21 7PG  
E: basingstoke@carterjonas.co.uk  
**carterjonas.co.uk**

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