



**Land South of Lionsfield, Oakhanger, Bordon,
Price Guide £475,000 Freehold**

LAND SOUTH OF LIONSFIELD OAKHANGER BORDON GU35 9LA

Price Guide £475,000

rare development plot

countryside views

0.4 of an acre

village location

planning permission granted

option to purchase
additional 2.22 acre parcel of
land

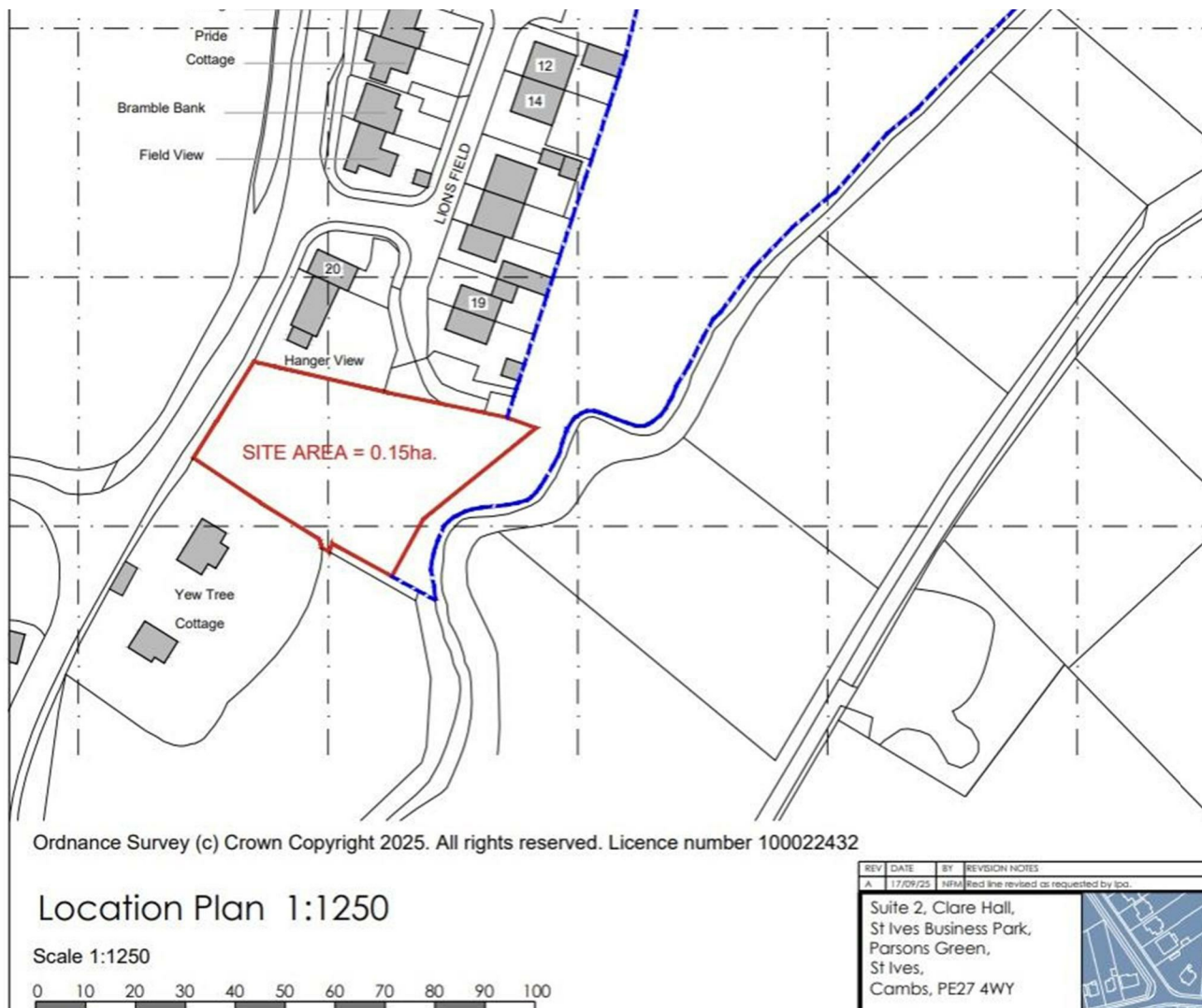


THE PROPERTY

Positioned in the heart of Oakhanger Village, this unique plot backs onto Oakhanger stream and offers an exceptional opportunity to create a beautiful family home. The plot is positioned in a charming and peaceful hamlet known for its outstanding rural beauty and welcoming community.

The land comes with full planning permission (Planning Reference: 20392/013) for a stunning four-bedroom detached home measuring just over 2,400 sq. ft., situated on a 0.4 acre plot.

The plot also includes an additional 2.22-acre parcel of land, predominantly for grazing, which makes it an ideal opportunity for equestrian enthusiasts or those seeking ample outdoor space.



LOCAL AUTHORITY
East Hampshire

COUNCIL TAX
Band

SERVICES
Mains water, electricity, mains drainage
gas central heating

7th September 2026

CG HASLEMERE OFFICE

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DIRECTIONS

What3Words: apprehend.saints. accusing

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

