

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

CLARKE C·G GAMMON 1919

LAND SOUTH OF LIONS FIELD 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.





SITUATION

Oakhanger Village is surrounded by rolling fields and woodlands, offering a tranquil escape, while conveniently accessible for nearby towns such as Alton, Bordon and Farnham. In particular, Alton provides a broad range of amenities, including shops, schools and train services, ensuring modern conveniences are always within reach. Despite its idyllic rural setting, the village is well-connected with easy access to major road links, including the A3, facilitating travel to Guildford, Portsmouth and London.

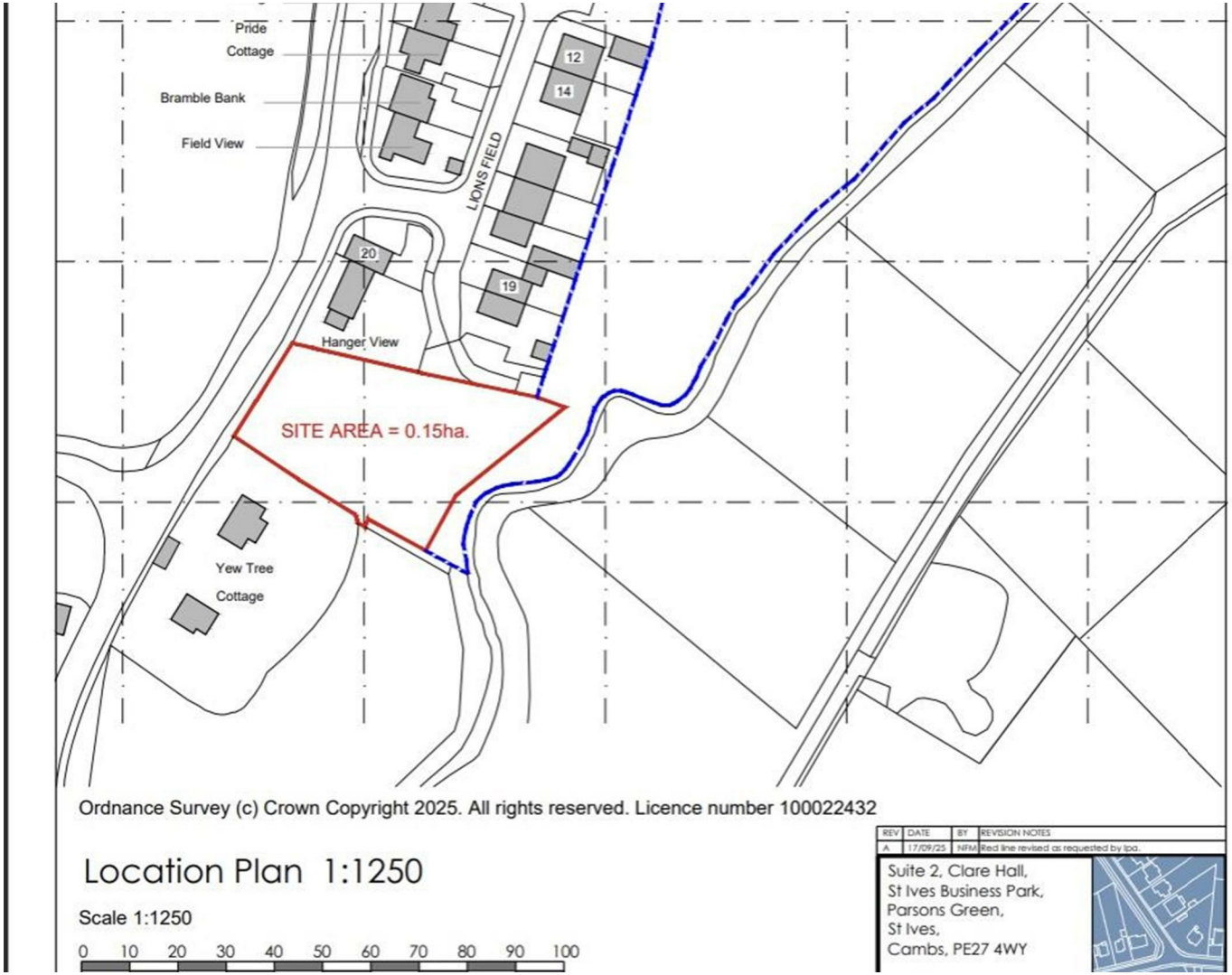
This property represents a rare opportunity to embrace countryside living with the potential to create a bespoke dream home, all within the picturesque setting of Oakhanger Village.

GUILDFORD | 25 miles
LONDON WATERLOO | 32 MINUTES BY TRAIN

GODALMING | 20 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASLEMERE | 11 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 56 miles



LOCAL AUTHORITY
East Hampshire

COUNCIL TAX
Band

SERVICES
Mains water, electricity, mains drainage
gas central heating

2nd November 2026

CG HASLEMERE OFFICE
72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

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.