



Cleves Lane, Upton Grey
Basingstoke, Hampshire, RG25



Beyond your expectations

A very spacious family house standing off a no-through lane.

Hamptons International

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Entrance Hall | Sitting Room | Dining Room | Family Room | Kitchen / Breakfast Room | Utility Room
| Cloakroom | 4 Bedrooms | En Suite Shower Room | Family Bathroom | Double Garage | Double
Glazing | Oil Fired Central Heating | Private Drainage | Garden

Guide Price £875,000 Freehold

Description

A handsome and substantial semi-detached family house standing off a tranquil no-through lane in the delightful village of Upton Grey. The house was built to a traditional and individual design by Bewley Homes in 2000 to complement the mature village setting. The house provides an exceptional family home with well-proportioned rooms with high ceilings and large windows. The combination of light, space and character is immediate with a large galleried entrance hall with glazed double doors opening into the sitting room. This is a wonderful principal room with a double aspect, central fireplace and French doors to the garden. There is also a family room. The generous living accommodation is complemented by a kitchen/breakfast room opening into a dining room and providing an ideal layout for everyday family living with doors to the garden and family room. The kitchen is fitted with a range of drawers and base and eye-level cabinets together with an integrated dishwasher and Neff appliances including an electric hob and Siemens electric double oven. Of note, there is a boot / utility room and cloakroom to the ground floor. There are four bedrooms (each with fitted wardrobes) and a family bathroom to the first floor including a principal bedroom with an en-suite shower room.

Outside

The house stands within attractive landscaped grounds providing a beautiful setting with areas of lawn and light woodland together with well stocked flower and shrub

borders, variety of young and mature trees, vegetable garden and a wealth of spring bulbs. Paved seating areas adjoin the sitting room and dining / garden room. Greenhouse. A paved path to the side provides access between the front and rear. A shared driveway provides ample parking and access to the double garage with two electric up and over doors.

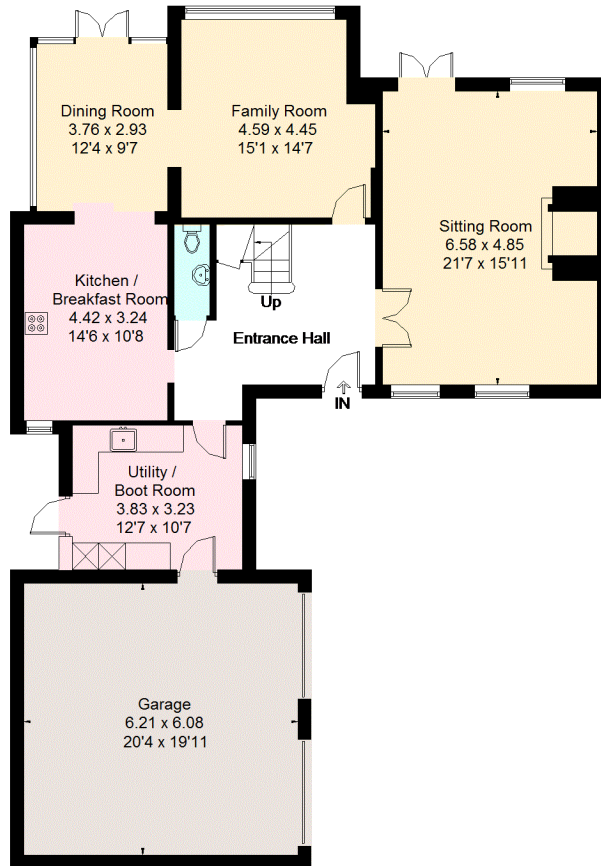
Location

Upton Grey is one of the most attractive and sought after villages in the area and is set amidst fine Hampshire countryside between the villages of South Warnborough and Greywell. The village centre, which has a shop/post office, church and public house are all within about 0.4 of a mile. The village of Odiham (about 4 miles) has a wide Georgian High Street with a selection of shops, public houses, hotel and primary and secondary schools. Independent schools include Daneshill, St Neots, Alton School and Lord Wandsworth College. The market towns of Alton, Basingstoke and Farnham each have mainline stations to London Waterloo. In addition, there is a mainline station and access to the M3 at Hook (about 5 miles) providing a route to London, the M25 and the south coast.

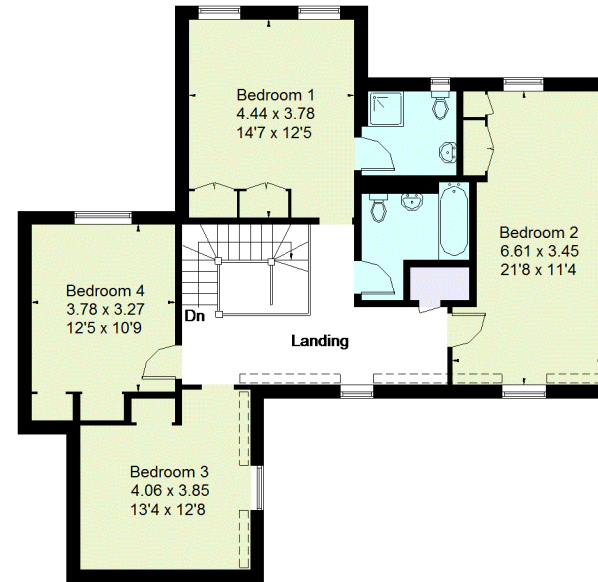


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area (Including Garage)
247.7 sq m / 2666 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

FLOORPLANZ © 2017 0203 9056099 Ref: 198461

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

