

Portland House Upton Grey



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& Parker**

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An impressive five-bedroom home with attractive, understated styling and beautiful private gardens, occupying a sought-after position in the quiet village of Upton Grey

Portland House is a beautifully appointed detached family home with light, airy accommodation and attractive contemporary styling. The property features handsome red brick elevations, while inside there are four comfortable, well-presented reception rooms.

The main reception room is the generous family room, which has an attractive feature fireplace and French doors, welcoming plenty of natural light and affording access to the rear patio. There is also a comfortable, dual aspect sitting room to the front of the ground floor, as well as a formal dining room opening to the rear gardens, while the breakfast room, adjoining the kitchen in a semi open-plan layout, provides space for informal dining. The kitchen itself has modern shaker-style units to base and wall level, a central island with a breakfast bar and integrated appliances, including a double oven and an induction hob. The useful utility room provides further storage and space for home appliances.

A turned staircase leads to the first floor, where you will find five double bedrooms, four of which are of similar proportions, while the large principal bedroom features built-in wardrobes and an en suite shower room. Each of the additional four bedrooms has fitted storage, with one bedroom also benefitting from an en suite bathroom. A family bathroom is also found on the first floor.

Outside, there is a gravel driveway at the front, with parking space for several vehicles and access to the double garage. The front gardens have an area of lawn and various border shrubs, trees and hedgerows. At the rear, the gardens enjoy a high degree of privacy, shaded by mature trees. They include a patio for al fresco dining, with a lawn beyond and borders of established shrubs, hedgerows and flowering perennials.



Location

The pretty village of Upton Grey lies surrounded by Hampshire countryside, within easy reach of the small town of Odiham and the larger market town of Basingstoke. The village itself has a local pub, cafe, a village shop and a parish church, while further everyday amenities are available in Odiham, including shops, a supermarket, a post office and a variety of cafés and restaurants.

Basingstoke is just five miles away, with its excellent shopping and leisure facilities, as well as its choice of large supermarkets. There are plenty of renowned schools in the area, including the independents Lord Wandsworth College and The King's School. The area is well connected by road, with the M3 just four miles away providing easy access to London and the M25, or the south coast.

Postcode region: RG25

General

Local Authority: Basingstoke and Deane
Services: Mains electricity and water. Private drainage which we believe is compliant with current regulations.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,505 sq ft (233 sq m)

4 reception rooms

5 bedrooms

3 bathrooms

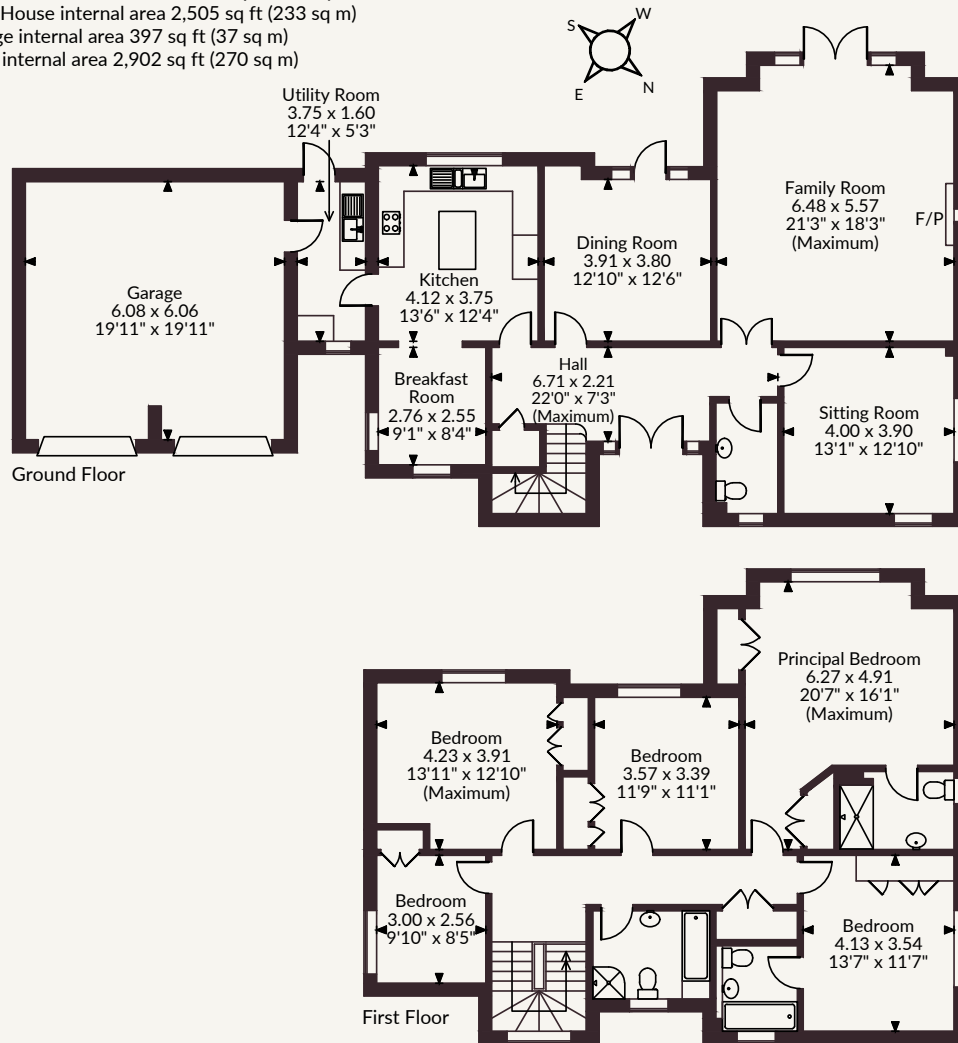
Double garage

Freehold | Village

Guide price £1,295,000



Portland House, Cleves Lane, Upton Grey
 Main House internal area 2,505 sq ft (233 sq m)
 Garage internal area 397 sq ft (37 sq m)
 Total internal area 2,902 sq ft (270 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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