



8 Holme Hill, Upton Grey, Hampshire

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BNP PARIBAS GROUP 

## 8 Holme Hill, Upton Grey, Hampshire RG25 2FF

An impressive detached home with five bedrooms, in the sought-after village of Upton Grey

Odiham 4 miles, M3 (Jct 5) 4.4 miles, Hook mainline station 5.2 miles (53 minutes to London Waterloo), Winchfield main line station 7.4 miles (50 minutes to London Waterloo), Basingstoke 5.5 miles, Farnham 11 miles

Drawing room | Family room/study | Kitchen/dining room | Utility room | Cloakroom  
Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms, 2 en suite  
Family bathroom | Top floor sitting room  
Double garage | Garden | EPC rating B

### The property

This is a beautifully appointed family home that has light, airy and flexible accommodation with stylish, contemporary décor and fittings.

The ground floor has a well-proportioned drawing room with a brick-built fireplace, a log burner and French windows opening onto the southwest-facing garden. There is also a family room/study, while the open-plan dining area and kitchen is at the heart of the home. An ideal space for family meals or entertaining guests, there are double doors opening onto the garden and sun terrace. The kitchen features shaker-style cabinets, a central island with a breakfast bar and integrated appliances.

There are four comfortable double bedrooms on the first floor, including the generous principal bedroom with a dressing room, striking en suite bathroom and spacious balcony overlooking the garden and countryside beyond. One of

the further first floor bedrooms is also en suite, while the second floor provides an additional generous bedroom suite as well as a sitting room.

### Outside

At the front of the property there is a block-paved driveway with parking space for several vehicles and access to the double garage. The rear garden has a generous paved terrace for alfresco dining, an area of lawn, border fencing and a raised bed to the side.

### Location

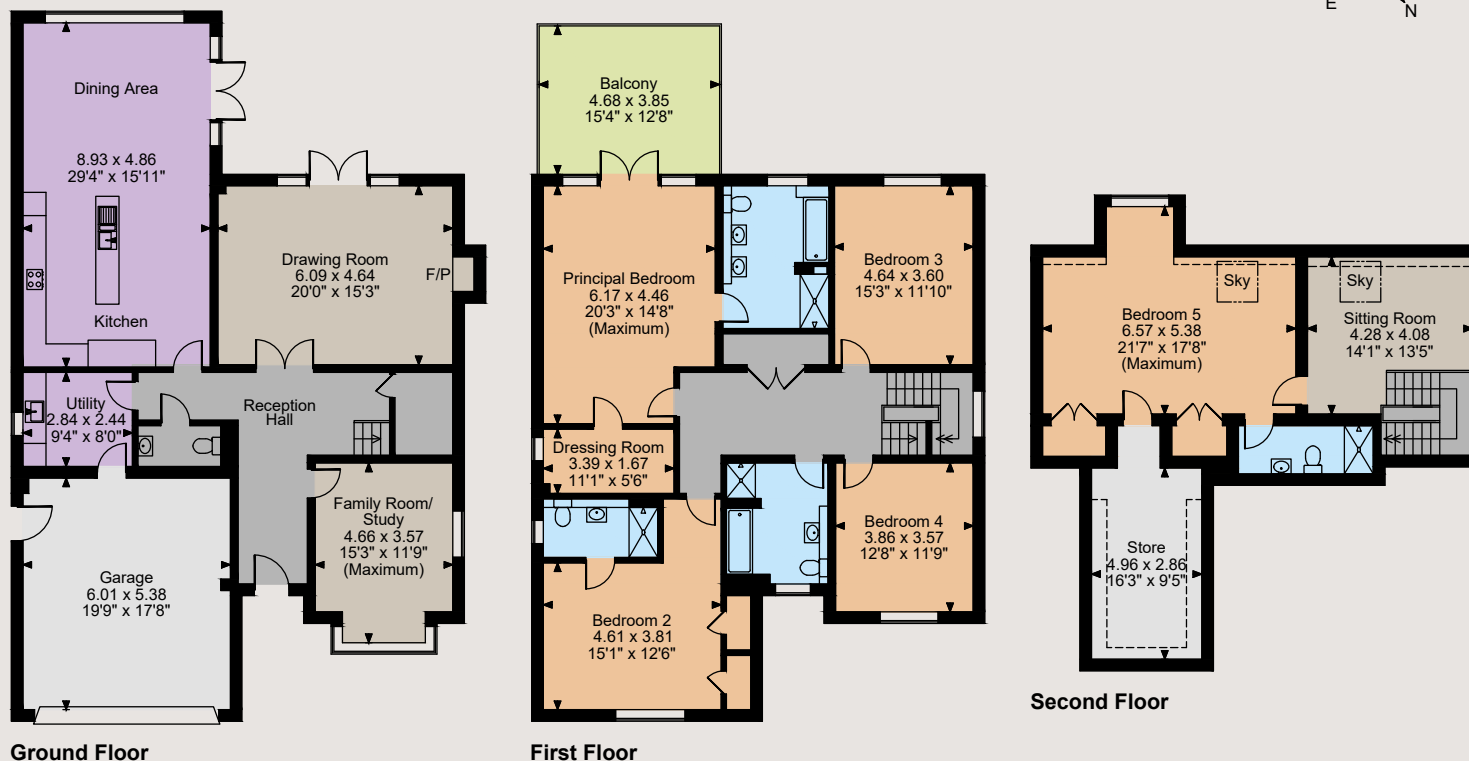
Upton Grey is a picturesque village situated about 4 miles south west of Odiham and is spread out over a number of lanes. The village has a village shop/post office, duck pond, Saxon Church, village hall and Public House. There are a number of footpaths leading from the village out into the surrounding countryside. Independent schools in the area include Lord Wandsworth College, Wellington College, Cheam, St. Swithun's and Winchester College. Local Prep schools include Daneshill and St Neots. The nearby village of Odiham caters for the day to day needs whilst more comprehensive shopping and recreational facilities can be found in Basingstoke and Farnham. Local and regional communications are excellent with access to the M3 (Junction 5 and 6) within easy driving distance and Basingstoke, Hook and Winchfield mainline railway stations provide a fast and regular service to London Waterloo.





## Floorplans

Main House internal area 3,390 sq ft (315 sq m)  
Garage & Second Floor Store internal area 514 sq ft (48 sq m)  
Balcony external area 194 sq ft (18 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

RG25 2FF

what3words:

///reckoned.sentences.octagonal

## General

**Local Authority:** Basingstoke and Deane, +44 (0)1256 844844

**Services:** Mains gas, electric, water and drainage

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £1,495,000

## Covering North Hampshire

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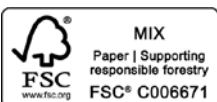
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