




# Holborn Grange

Weston Road, Upton Grey, Hampshire










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& PARKER**

BNP PARIBAS GROUP 



A striking country house within a peaceful and private setting in this highly regarded Hampshire village.

Arranged over two floors and significantly remodelled in recent years, this highly versatile home offers an appealing sanctuary and yet within reach of many amenities. A garage building with annexe above and a pool house provide addition accommodation.

 <b>6 RECEPTION ROOMS</b>	 <b>6 BEDROOMS</b>	 <b>4 BATHROOMS</b>
 <b>GARAGING</b>	 <b>1.96 ACRES</b>	 <b>FREEHOLD</b>
 <b>VILLAGE</b>	 <b>5,528 SQ FT</b>	 <b>£2,600,000 GUIDE PRICE</b>



The property

Holborn Grange offers a compelling lifestyle with striking, versatile accommodation in this exceptional setting within the sought after village of Upton Grey. Peace and tranquillity and yet accessibility to numerous facilities is a rare combination and provided in abundance here. This country house has been remodelled to an exacting standard by our clients and is within beautifully landscaped grounds of about 2 acres.

The welcoming reception hall provides a striking introduction to the house and to the drawing room, dining room and a bespoke kitchen that leads out onto the rear terrace and garden. The living room at the north eastern corner of the house, interacts well with the back garden and pool, and offers exceptionally generous entertaining space. There is an oak framed family room that benefits from excellent natural light, and there is a gym and study too.

Of particular note is a spectacular vaulted main bedroom with Juliet balcony that provides appealing

views over the garden, a walk in dressing room, and a beautifully presented bathroom. Also on the first floor, complementing the principal bedroom suite, are four further bedrooms and a family bathroom.













## Outside

Substantial double electronic gates at the top of the long driveway add to a 'country estate' ambiance when approaching the house. Extending to around 2 acres, the beautifully landscaped gardens provide an abundance of colour and interest interspersed with shrubs and mature trees.

The detached garage block comprises a kitchen and a shower room adjacent to the garaging, and on the first floor, a significant room that has been a home office, for our clients.

The pool house sits at the back of the garden overlooking the heated swimming pool and comprises of changing rooms with shower facilities, utility area and a kitchen, and upstairs, a 30ft bedroom/living area providing further accommodation.

## 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 an award winning Public House. The nearby village of Odiham has a number of shops, cafes, gastro pubs and restaurants whilst leading supermarkets are provided in Hook. Further retail and recreational facilities can be found in Basingstoke and Farnham.

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.

Local and regional communications are excellent with access to the M3 (Junction 5 and 6) within easy driving distance and Basingstoke, Hook and Winchester mainline railway stations provide a fast and regular service to London Waterloo.

## Distances

- Odiham 4 miles
- M3 (Jct 5) 4.4 miles
- Hook 5.2 miles
- Basingstoke 5.5 miles
- Farnham 11 miles

## Nearby Stations

- Hook mainline station, London Waterloo in 53 minutes
- Winchester mainline station, London Waterloo in 50 minutes
- Basingstoke mainline station, London Waterloo in 42 minutes

## Nearby Schools

- Lord Wandsworth College
- Wellington College
- Cheam
- St. Swithun's
- Wellesley Prep School
- St Neots Prep School















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

□□□ Denotes restricted head height

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## Floorplans

Main House internal area 5,528 sq ft (514 sq m)

Garages internal area 716 sq ft (66 sq m)

Pool House internal area 1,131 sq ft (105 sq m)

Butlers Barn internal area 934 sq ft (87 sq m)

Total internal area 8,309 sq ft (772 sq m)

For identification purposes only.

## Directions

RG25 2RH

what3words: ///flexed.earphones.crispy

## General

Local Authority: Basingstoke and Deane

Services: Mains electric, water and private drainage.

Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: D

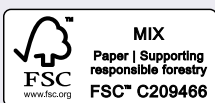
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