

UPTON GREY, HAMPSHIRE



## The Property

Situated within the sought after village of Upton Grey, Holborn Grange is a fine six-bedroom detached country house which has been meticulously rebuilt by the current owner, offering over 8,000 square feet of accommodation and set within around 2 acres of beautifully landscaped grounds.

Benefits to this property include six reception rooms, a spectacular 32ft vaulted main bedroom with Juliet balcony that provides stunning views over the garden, ample driveway parking, an outdoor heated swimming pool, a separate pool house and a garage building with home office above and store.

## Ground Floor

The vast light and airy entrance hall sets the scene for exploring superb spaces, with six spacious reception rooms the accommodation comprises of inner hall with stairs to the first floor, 21ft family room with a beautiful bay window overlooking the garden and a feature open fireplace, dining room, a bespoke kitchen with granite countertops, a functional island, and built-in bosh appliances which include induction hob, double oven, laundry facilities and plenty of additional appliance space. French doors which give you access into the rear garden.

The 25ft living room offers a fantastic entertaining space with a raised floor and access to a cloakroom. Next to the living room you have a gym and a wonderful light/airy oak framed snug with vaulted ceiling and views/access over the garden and the Hoddington Estate. Also on the ground floor there is bedroom six / guest room which offers en-suite facilities and there is a second downstairs cloakroom.

## First Floor

On the first floor, the property offers five generous bedrooms with built in storage and a dressing room. The stunning vaulted main bedroom offers wonderful accommodation and views over the grounds through the Juliet balcony. Within this room you have a walk in dressing room, additional wardrobes and a beautiful presented en-suite with toilet, sink, bath and shower. The accommodation is finished with the substantial main bathroom with a generous bath, toilet, sink and shower.

## Pool House & Swimming Pool

The detached pool house sits at the rear of the garden overlooking the heated swimming pool. The accommodation within the pool house is excellent, comprises of an entrance area with bi-folding doors opening to the patio beside the swimming pool, separate male and female changing rooms, shower facilities, utility area with a kitchen and plenty of storage. Upstairs a 30ft bedroom/living area gives guest extra spaces to stay over or relax and the accommodation is finished with the pump room and additional storage area.

## Butlers Barn (garage & home office / store)

This is the detached garage block with the additional annexe space which provides an entrance hall, kitchen, shower room and stairs to first floor landing and a vast space perhaps ideal for a home office.

## Grounds

Extending in total to around 2 acres, the beautifully landscaped grounds provide an abundance of colour and interest, with formal garden designs to the front and rear

interspersed with shrubs and mature trees. Substantial double electronic opening gates give access to the house over a long driveway adding to a 'country estate' feel when approaching the house.

## Location

Located in Upton Grey, one of the most sought-after villages in Hampshire, within which is a shop, church and public house. The beautiful surrounding countryside can be accessed via footpaths and bridleways accessible by foot from the property.

The nearby Georgian village of Odiham and major commercial centre of Basingstoke provide more extensive facilities.

Educational needs are well served, with a state sector primary school in Long Sutton, Robert May's secondary school in Odiham and the highly sought after local nursery school, Little Crickets. Independent schools include Daneshill, St Neots, Alton Convent and Lord Wandsworth College. Upton Grey is a great location for commuters with excellent rail and road links. Odiham 4 miles, Basingstoke 6 miles, Alton 8 miles, Farnham 13 miles, M3(J5) 5.5 miles, London 45 miles, London Waterloo via Basingstoke Station from 44 minutes. (All distances and times approximate.)

Telephone 01256 704851 for further details.





































































# Holborn Grange, Weston Road, Upton Grey, Basingstoke, RG25

Approximate Area = 6258 sq ft / 581.4 sq m (includes garages)

Limited Use Area(s) = 256 sq ft / 23.8 sq m

Butlers Barn = 773 sq ft / 71.8 sq m

Pool House = 1090 sq ft / 101.2 sq m

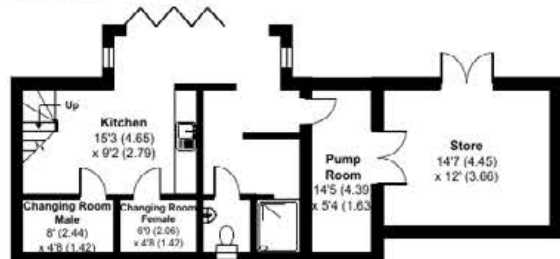
Total = 8377 sq ft / 778.2 sq m

For identification only - Not to scale

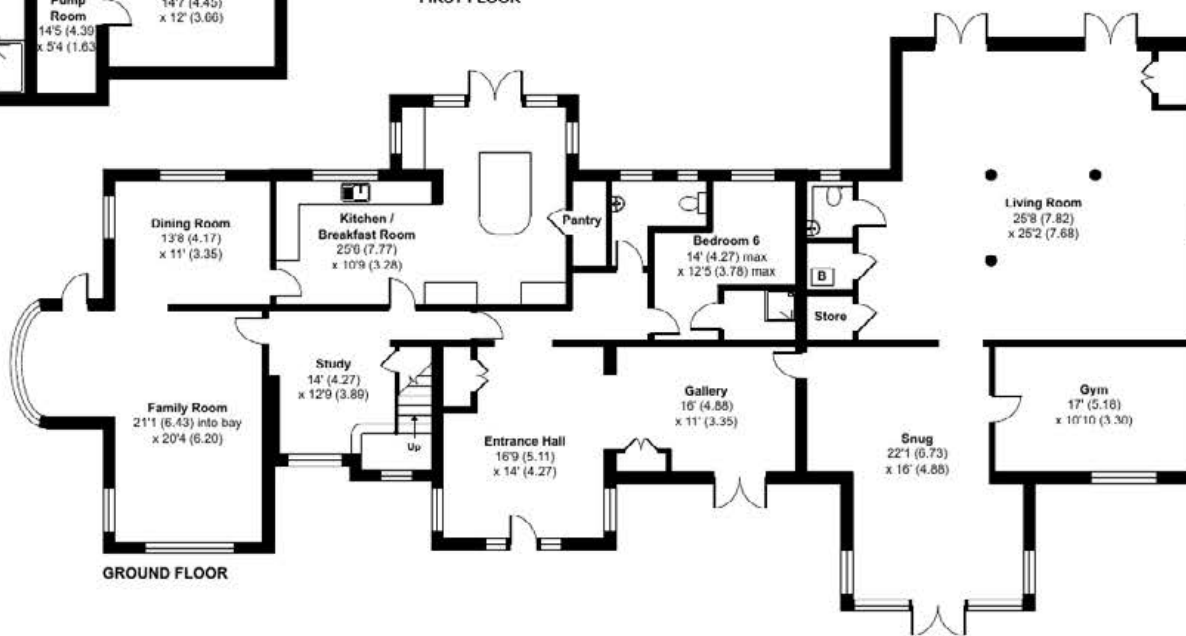
Denotes restricted head height



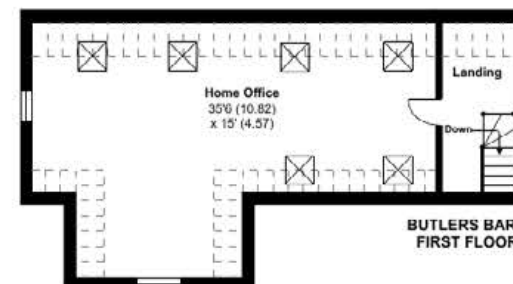
POOL HOUSE FIRST FLOOR



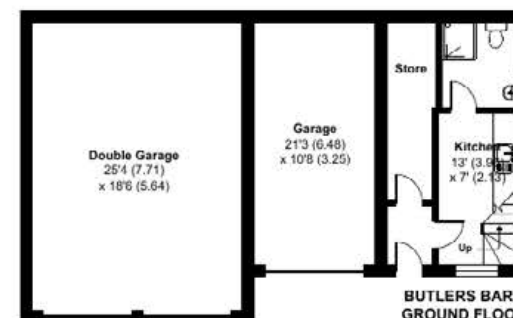
POOL HOUSE GROUND FLOOR



GROUND FLOOR



BUTLERS BARN FIRST FLOOR



BUTLERS BARN GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1165151

## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### Services & Material Information

Water – Mains  
Gas – None  
Electric – Mains  
Oil/LPG – Oil Tank  
Sewage – Septic Tank  
Heating – Oil

Materials used in construction - Brick, Timber Framed, Tiled roofs  
How does broadband enter the property - FTTP (fibre to the premises)  
EPC - House D65, Pool House C72, Garage/Anx. D67

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG25 2RH. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01256 704851

Local Authority  
Tax band is F  
Basingstoke & Deane (01256) 844844

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Holden 

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