

Upton Grey, Hampshire  
Four Bedroom Detached Bungalow



# Harewood, Upton Grey, Basingstoke, Hampshire, RG25 2RH

## The Property

This well presented, four-bedroom detached bungalow is situated in a secluded, peaceful location on a no through road, yet within close proximity to the centre of the highly sought after village of Upton Grey. Harewood offers a great opportunity to extend subject to the usual planning permissions and is offered to the market with no onward chain.

Benefits to the property include four bedrooms, two bathrooms, living/dining room, kitchen/breakfast room, utility room and externally garden, double garage and driveway parking.

## Ground Floor

An entrance porch leads through into a welcoming hallway which benefits from built-in storage.

The bright, light double aspect living/dining room has a feature open fire place and patio doors out to the rear garden.

The well-appointed fitted kitchen/breakfast room with integrated appliances benefits from a pantry and leads through into the fitted utility/boot room with direct access out to the rear garden.

There are four bedrooms, one of which is currently being used as a study. The generous main bedroom has a fitted en-suite shower room and

built-in wardrobes. The second bedroom also benefits from a built-in wardrobe.

There is a family bathroom suit with bath, wash hand basin, separate shower and w.c.

## Outside

To the rear is a very private enclosed garden which is mainly laid to lawn with mature planting, shrubs, borders and trees.

There is also a sunny patio ideal for entertaining or relaxing and enjoying the sunshine. The garden wraps around the side of the property with access to the front via a gate.

To the front a block paved driveway provides parking for several cars leading to the double garage with electrics, lighting, power and side access.

The garage has substantial boarded roof storage readily accessed via a wide drop down ladder.

## Additional Information

Tax Band is F, Basingstoke & Deane Council

## 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.)























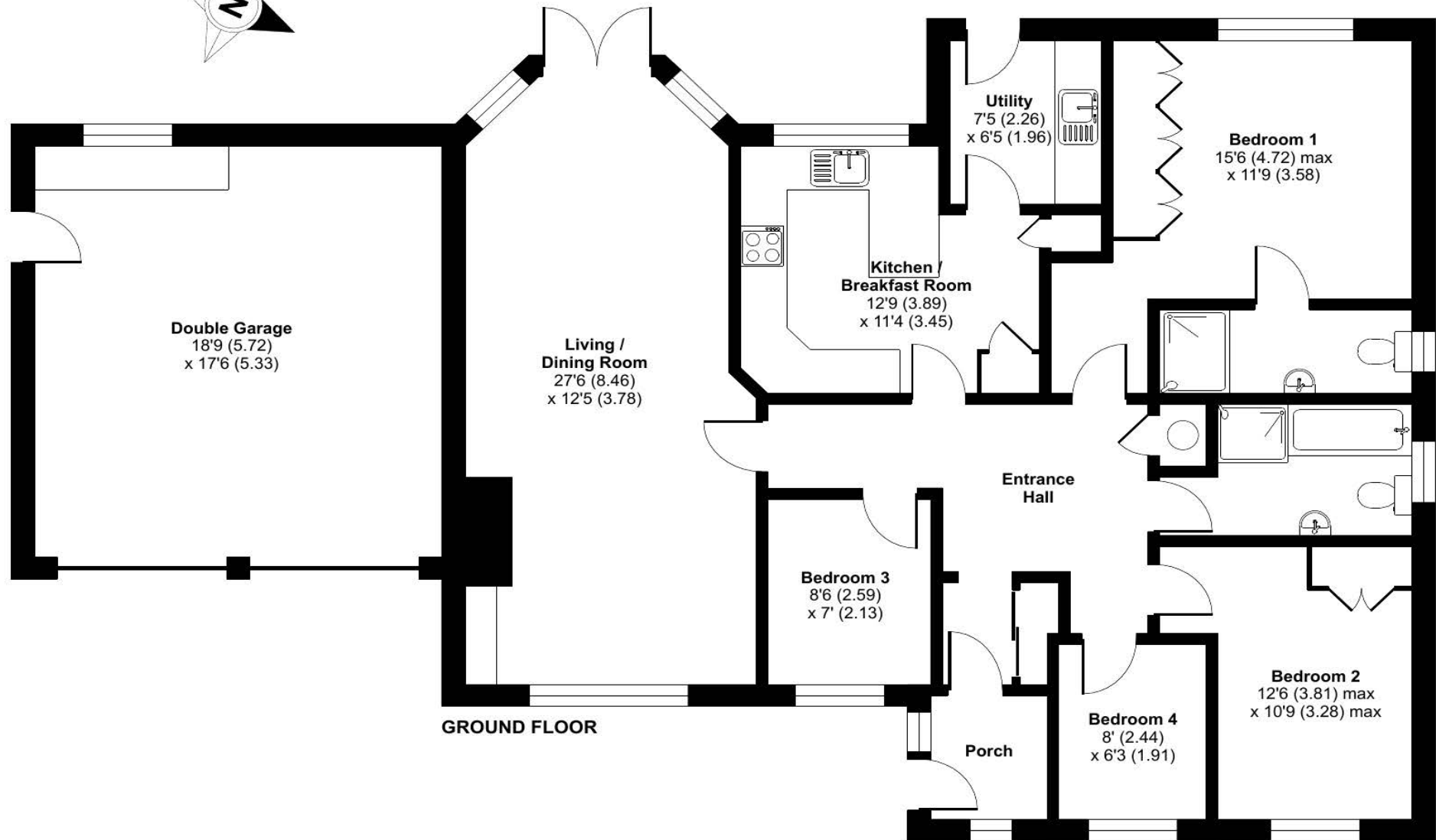
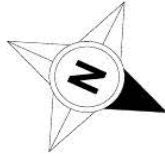




# Harewood, Weston Road, Upton Grey, Basingstoke, RG25

Approximate Area = 1601 sq ft / 148.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for McCarthy Holden. REF: 1138938

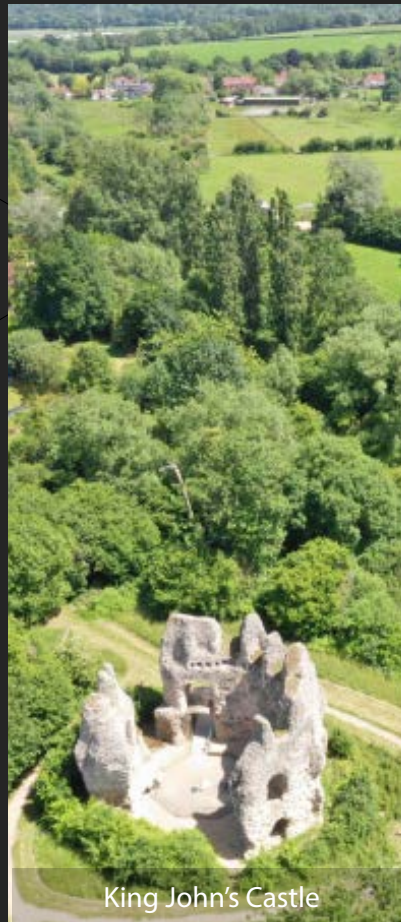
# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 5 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



Upton Grey



Basingstoke Canal



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode RG25 2RH. Please contact McCarthy Holden for detailed directions

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

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, oil fired central heating and septic tank.

EPC - D(55)

### Local Authority

Basingstoke and Deane  
01256 844 844  
Band F

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)