

Upton Grey, Hampshire  
Four Bedroom Detached House



# Charters, 9 Weston Close, Upton Grey, Basingstoke, Hampshire, RG25 2RX

## The Property

This well presented four-bedroom detached family home is situated in a peaceful cul-de-sac location, within the highly sought after village of Upton Grey enjoying beautiful countryside views. This substantial property provides flexible family living sitting in a generous plot offering a great opportunity to modernise/extend subject to the usual planning permissions.

Benefits to the property include four bedrooms, two bathrooms, three reception rooms, kitchen/breakfast room, utility room and externally garden, double integral garage and driveway parking.

## Ground Floor

You are welcomed into the spacious hallway via an entrance porch. There is access from the entrance porch to the double garage.

The good-sized living room with feature log burning stove benefits from double doors opening out onto a patio area overlooking the lovely rear garden.

The fitted kitchen/breakfast room also overlooks the garden and leads through into the generous utility/boot room with direct access to the rear.

There is also a spacious dining room overlooking the garden, a further reception room currently being used as an office and a downstairs cloakroom.

## First Floor

On the first floor are four good sized bedrooms, two of which benefit from built in wardrobes. The main bedroom has an en-suite shower room. There is a separate family bathroom suite.

## Outside

To the rear is a well-maintained enclosed garden which is mainly laid to lawn with mature planting, flower beds, shrubs and trees. There is also a sunny paved patio ideal for entertaining or relaxing and enjoying the sunshine.

To the front of the property is a lawned garden to either side of a private driveway with parking for several cars and leads to the double integral garage.

## Additional Information

Tax Band is G, 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.)

























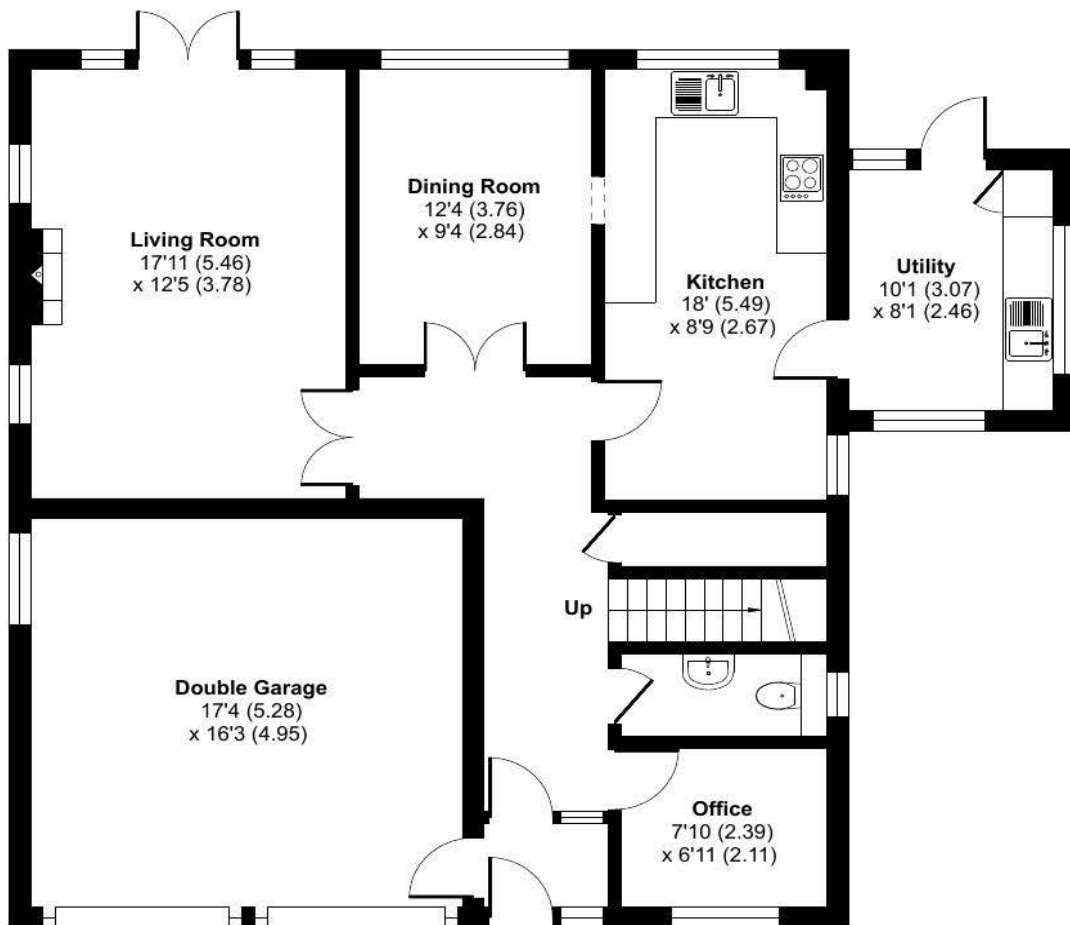




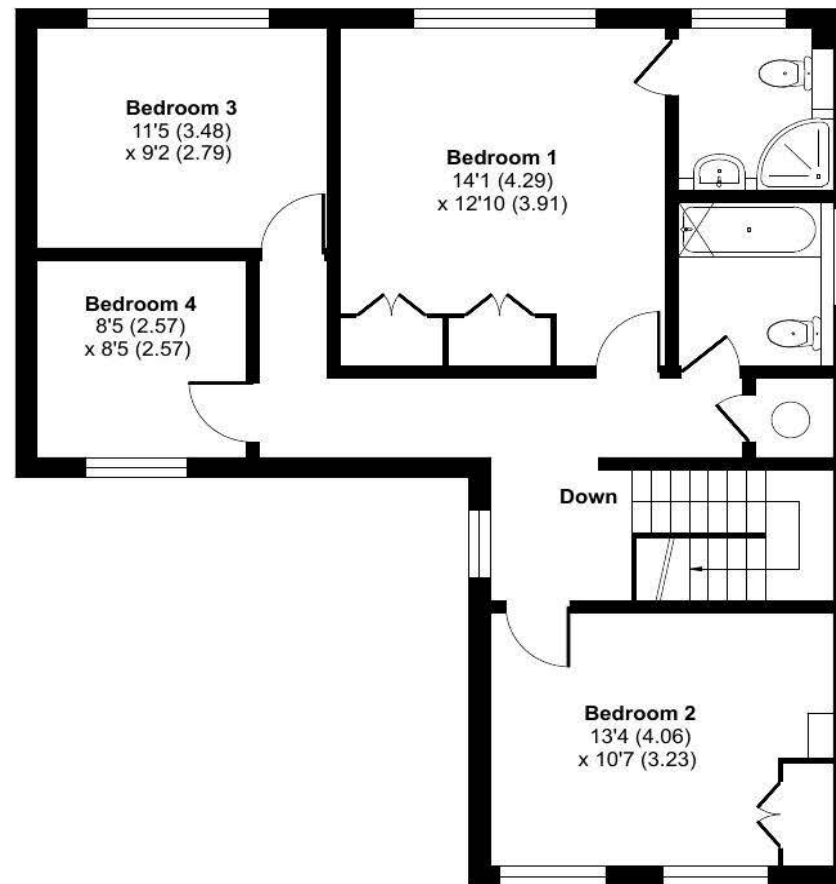
# Weston Close, Upton Grey, Basingstoke, RG25

Approximate Area = 1950 sq ft / 181 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Bridges Estate Agents. REF: 808703



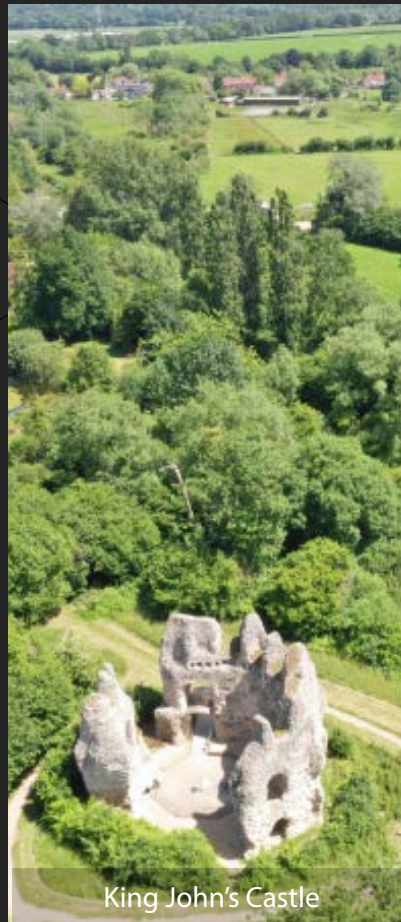
# Places of interest

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 2RX. 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(57)

Local Authority

Basingstoke and Deane  
01256 844 844

McCarthy  
Holden 

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