



2 ST. MARTIN'S ROW

CHURCH STREET, UPTON GREY

savills

2 ST. MARTIN'S ROW

CHARMING PERIOD COTTAGE IN THE HEART OF UPTON GREY

Entrance hall • Sitting room • Kitchen/dining room • Master bedroom with en-suite bathroom • 2 Further bedrooms
Family bathroom • Cloakroom • Utility room • Studio • Outbuilding and parking • South facing garden

DIRECTIONS

From junction 5 of the M3: Proceed on the A287 signposted to North Warnborough then turn right at the roundabout onto the B3349. At the next roundabout take the second exit onto The Street, North Warnborough. After approximately 3 miles upon entering Upton Grey and having passed the Hoddington Arms on the left hand side turn right at the duck pond onto Church Street. The driveway to 2 St. Martin's Row will be found on the left hand side just beyond the Village Shop, Hall and Post Office on your right.

SITUATION

Basingstoke 6.3 miles (10.1 km), Odiham 3.8 miles (6.1 km),
Basingstoke station 6.1 miles (9.8 km), Hook Station 4.9 miles (7.8 km),
Farnham 12 miles (19.3km), Guildford 22.5 miles (36.2 km),
Winchester 22.4 miles (36.05km), London 48 miles (77.2 km)
All distances are approximate.

Good commuting links with trains from Basingstoke to London Waterloo (44 mins).

The nearby village of Odiham with its Georgian High Street provides a range of shops, restaurants, pubs, dental and medical centres and other services. More extensive shops and facilities can be found in Basingstoke and Farnham.

Schools include the highly rated Long Sutton Cof E Primary and Robert Mays and also independent schools including Daneshill, St Neots, Lord Wandsworth's College, Winchester, St. Swithun's and Bradfield all within easy reach.

2 St. Martin's Row is situated in the heart of Upton Grey with wonderful views over the village to the Hoddington Estate's parkland. The village itself is picturesque, and benefits from a village shop and Post Office, church, village hall, public house, tennis court and recreation area. The surrounding area is very well known for its fine Hampshire countryside providing outstanding walking, riding and country pursuits generally.

DESCRIPTION

2 St. Martin's Row is a delightful semi detached cottage tucked away in the middle of the village of Upton Grey. The kitchen is fitted with a matching range of units, Redfyre range which provides the heating and hot water, exposed wood floor and integrated appliances. The kitchen and dining area enjoy extensive views of the fields beyond and has French windows opening to the broad terrace. The sitting room benefits from a large bay window, a brick fireplace and has a door leading out to the rear garden. Upstairs there are three bedrooms, all of which have built in wardrobes and views. The master bedroom has an en-suite bathroom. There is a dual aspect studio which has a phone line, electricity and heating, providing an ideal games room or home office.



GARDENS AND GROUNDS

The property is approached via a gravel driveway which provides parking for several cars. The south facing garden is mainly lawn with mature shrubs and flower beds and two apple trees, creating a high degree of seclusion. There is a large terrace creating an ideal entertaining space which can be accessed from the kitchen and sitting room. From the garden are beautiful views of the Hoddington Estate. Further brick built outbuilding.

GENERAL

Tenure: Freehold.

Services: Mains electricity, oil, water. Private drainage.

Postal Address: 2 St. Martin's Row, Church Street, Upton Grey, Basingstoke, RG25 2RA

Local Authority: Basingstoke and Deane Borough Council. 01256 844844

Fixtures & Fittings: Certain fixtures & fittings such as the fitted carpets, curtains, light fittings, furniture and garden statuary are specifically excluded from the sale but may be available by separate negotiation

Viewing: Strictly by appointment with Savills.



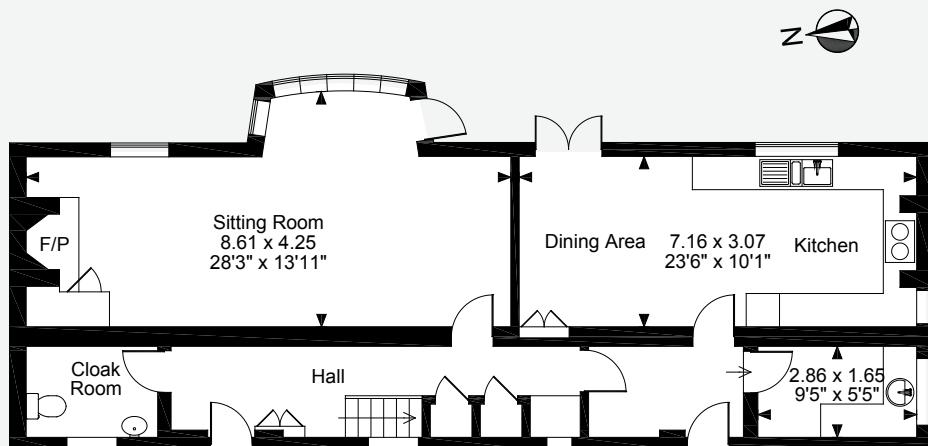
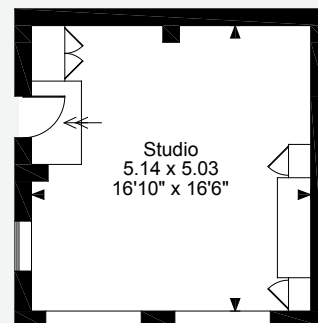
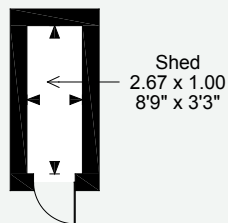
FLOORPLAN

Main House gross internal area = 1,725 sq ft / 160 sq m

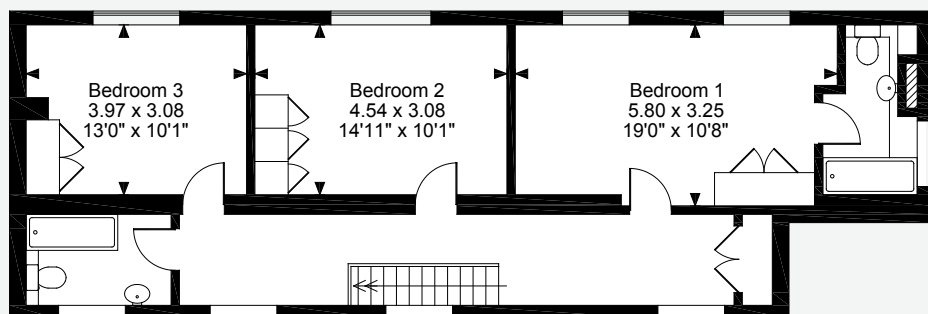
Shed gross internal area = 29 sq ft / 3 sq m

Studio gross internal area = 278 sq ft / 26 sq m

Total gross internal area = 2,032 sq ft / 189 sq m



Ground Floor

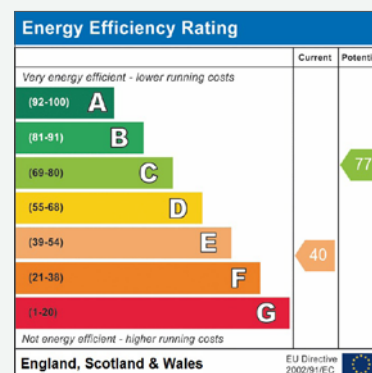


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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