



Central Village Georgian Farm House

Village Farm House, Upton Grey, Hampshire RG25 2RL

Freehold





Sought after village location • Georgian features •
Wonderful opportunity for renovation • Considerable
scope for extensions (SSTP) • Five bedrooms •
Outbuildings • South facing garden

Local information

Village Farm House is situated in the middle of the village of Upton Grey which is located within a Conservation Area and therefore the surrounding countryside is largely unspoilt and there are some wonderful views.

The village itself is picturesque, and benefits from a village shop and Post Office, church, village hall and public house.

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.

Communications are excellent, with both the M3 (Junc. 5) and the A31 giving swift access to the national motorway network, as well as Heathrow, Southampton and Gatwick airports. There are main line train services from Hook, Winchfield and Basingstoke to London Waterloo within an hour.

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

The surrounding area is very well known for its fine Hampshire countryside providing outstanding opportunities for walking, riding and country pursuits generally.



About this property

Village Farm House is an attractive Grade II Listed Georgian central village property with a range of outbuildings, offering considerable scope for extensions (SSTP). The listing dates parts of Village Farm House to be 17th Century and features include open fire places and exposed beams. The southerly facing, garden façade to the house is adorned with a wandering wisteria.

The entrance is at the centre of the magnificent Georgian front with a large picture window looking onto the rear garden and has a quarry tile floor. The ground floor accommodation includes a sitting room, garden room, family room, tv room and a dining room which opens into a study. The garden room has French doors which open onto a terrace and there is a set of stairs down to the cellar. In the dining room there is a secondary set of stairs that leads up to the first floor.

The kitchen, which does require modernizing, is at the heart of the ground floor with access from the family room and into the dining room. There is also a walk in pantry/store, a cloak room and a utility room. From the utility room there is access outside.

The main stairs in the entrance hall lead to a first floor which accommodates five bedrooms (one en suite) an additional bathroom and an interconnection room which could be a dressing room or play room.

Outside

Village Farm House is approached by a gravel driveway. The front garden is framed by rambling well stocked flower beds and overlooks the village pond at the heart of the village.

There are a range of connected buildings, one with a first floor, stables and garaging.

The main garden is on the south side of the property, with an open flat area of lawn with mature clipped bushes, mature borders and framed by mature trees offering the garden great privacy and measure approximately an acre.

Services; Mains water and electricity. Oil fired central heating and hot water. Private drainage.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 4,479 sq ft / 416 sq m

Outbuildings 1,989 sq ft / 601 sq m

Total 6,468 sq ft / 1,017 sq m

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

□ □ □ □ Denotes restricted head height

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