



Wonderfully presented detached five bedroom home

Roseland House, Upton Grey, Hampshire RG25 2SH

Freehold

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Bright & generously proportioned accommodation •
Drawing and dining room • Kitchen and utility • Study •
5 Bedrooms (2 en suite) • Garden with sun terrace •
Sought after village location

Local information

Roseland House is located in a small development situated on the edge of the pretty village of Upton Grey, which is within a Conservation area. This is one of the most sought after villages in Hampshire, where there is a shop/post office, church and public house, The Hoddington Arms. In the nearby Georgian village of Odiham there are a wide variety of shops, restaurants and facilities including a doctors' surgery, dentists, optician and pharmacy. This is a great location for commuters with the M3 (Junc. 5) and the A31 giving swift access to the national motorway network. There are main line train stations at Hook and Winchfield providing services to London Waterloo within an hour. 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. The surrounding countryside is beautiful which you can enjoy through footpaths and bridleways accessible by foot from the property.

About this property

Roseland House is a very well presented detached home. The accommodation comprises a generous light entrance hall with access to the sitting room, with a wood burner and patio doors leading to the garden and an adjoining dining room. Both enjoy south east facing views of

the garden and Hampshire farmland beyond. There is a study with a built in book case and views out to the front of the property. There is also a cloakroom. The kitchen is well-appointed, fitted with a range of cabinets in a traditional style with granite work tops, range cooker and a butlers sink which is perfectly located before the window so that kitchen enjoys the south east views. Neighbouring the kitchen is a utility room and store room offering access to the garden and garage. Upstairs there is a principal bedroom with en suite and walk in wardrobe and enjoys elevated views. There are four further double bedrooms, one of which is en suite and a family bathroom. The bathrooms are all well-appointed and have underfloor heating.

Outside, to the front of the property there is off street parking, which gives access to the integral double garage and there is a front lawn and access to the rear of the property on both sides. The rear garden enjoys a south east facing position, with an area of terrace immediately accessible from the drawing room and utility room. The generous lawns wrap around the property, bordered by a raised floral bed and mature hedging, providing a good degree of privacy. Where the hedgerow ends, a post and rail fence take over allowing there to be view of the farmland from a sun terrace. There is also a potting shed/green house.





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Gross internal area (approx) 2,668 sq ft / 247.9 sq m

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