## The Ostlers Blaegrove Lane, Up Natel

the marks of the Analysis

1

HE MIL BALLERAR HILLES

A ACARDO



NAME AND ADDRESS ADDRES

# A stylishly appointed two/three-bedroom home with wonderful far reaching rural views.

The Ostlers is a beautifully presented strikingly individual village property featuring a stunning open-plan living/entertaining space. The property showcases stylish, elegant décor and fittings throughout, including full-height windows that invite abundant natural light, exposed original timber framing, and attractive weatherboarded elevations.





#### The property

This appealing property has been recently developed to provide stylish, light-filled accommodation arranged over two floors. The main kitchen/living/ entertaining space is open-plan, which has exposed timber beams, wooden parquet flooring and French windows opening onto the south west-facing, covered rear paved sitting area. The kitchen features shakerstyle units, a breakfast bar and integrated appliances including a double oven and an induction hob, while the adjoining utility room provides further space for home storage and appliances.

There is one double bedroom on the ground floor with built-in storage, an en suite shower room and full-height windows, as well as a door opening onto the front garden. Upstairs there is a further double bedroom with skylights overhead and an en suite shower room. The first floor also has a study or nursery with an additional en suite shower room.

#### Outside

The gardens are well landscaped and at the front of the property, a five-bar wooden gate opens onto the gravel driveway, where there is plenty of parking space for several vehicles as well as a timber-framed garden store. Further parking and workshop space is available in the garaging to the side, which includes built-in storage units. At the rear there is a timberframed veranda partly providing cover over the paved sitting area, which provides peaceful, private space for al fresco dining.



#### Location

The small rural village of Up Nately is within easy reach of North Warnborough, Odiham, Hook and the large town of Basingstoke. Odiham offers various everyday amenities, while Hook, just two and a half miles away, has a variety of shops, supermarkets and local amenities. Hook also has good and outstandingrated schools, while independent schooling is available at Wellesley Prep School, St Neots, Lord Wandsworth College and Sherfield School. Hook's mainline station offers regular services to London Waterloo (55 minutes), with the M3 also within easy reach. There are further amenities, leisure facilities and shopping in Basingstoke, less than five miles away. Basingstoke mainline station offers regular services to London Waterloo (43 minutes). Golf is available nearby at Tylney Park Golf Club.









- Hook 2.5 miles
- Odiham 3.3 miles
- Basingstoke 4.1 miles
- Fleet 9.5 miles
- Farnham 11.5 miles

#### **Nearby Stations**

- Hook
- Winchfield
- Basingstoke
- Fleet

#### **Nearby Schools**

- Hook Infant School
- Hook Junior School
- Old Basing Infant School
- St Mary's C of E
- Buryfields Infant School
- Mayhill Junior School
- Whitewater C of E Primary School

- Robert Mays Secondary School
- Wellesley Prep School
- St Noets
- Lord Wandsworth College
- Sherfield School
- St Nicholas School





IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but note limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

#### Floorplans

House internal area 917 sq ft (85 sq m) Garaging internal area 227 sq ft (21 sq m) Garden store 42 sq ft (4 sq m) Total internal area 1,186 sq ft (110 sq m) For identification purposes only.

#### Directions

RG27 9PD

///What3words: locate.mouse.lungs

#### General

Tenure: Freehold

Local Authority: Basingstoke and Deane

**Services:** Mains electricity, water and private drainage compliant with current regulations.

Council Tax: TBC

EPC Rating: B

Parking: Driveway and garaging.

Mobile phone coverage: Information can be found here. https://checker.ofcom.org.uk/en-gb/mobile-coverage

Broadband: Is installed at the property.

### Odiham 82 High Street, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com struttandparker.com





**O** @struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.