



The Ostlers

Blaegrove Lane, Up Nately

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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.



1 RECEPTION ROOM



2/3 BEDROOMS



3 SHOWER ROOMS



GARAGING - 227 SQ FT



FAR REACHING VIEWS



FREEHOLD



VILLAGE



917 SQ FT



GUIDE PRICE £695,000



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 shaker-style 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 timber-framed 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 outstanding-rated 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 Tynney Park Golf Club.



Distances

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

Nearby Stations

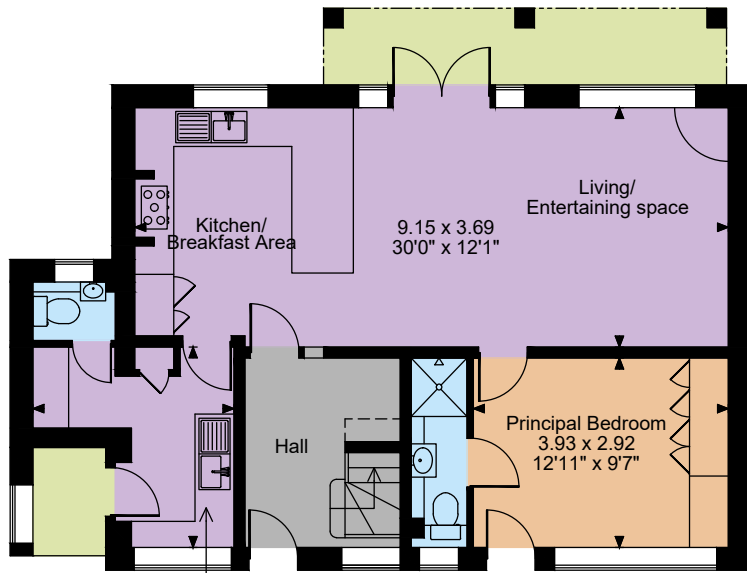
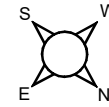
- Hook
- Winchfield
- Basingstoke
- Fleet

Nearby Schools

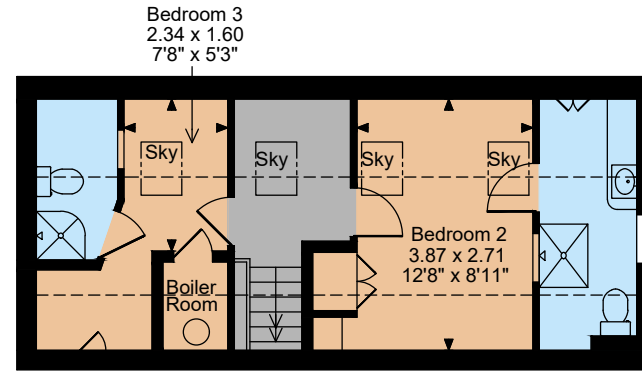
- Hook Infant School
- Hook Junior School
- Old Basing Infant School
- St Mary's C of E
- Buryfields Infant School
- Mayhill Junior School
- Whitewater C of E Primary School

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



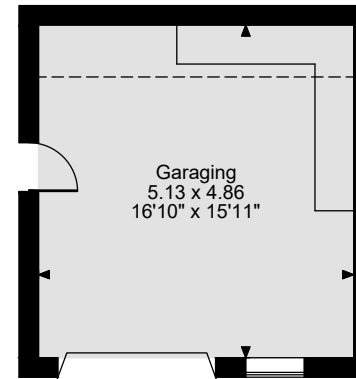


Ground Floor
Utility
3.10 x 3.09
10'2" x 10'2"
(Maximum)



First Floor

Garden Store
2.45 x 1.59
8'0" x 5'3"



Garaging
5.13 x 4.86
16'10" x 15'11"

The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height

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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.

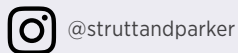
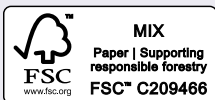
Odiham

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