



Cleves Lane
Upton Grey, Hampshire, RG25

Carter Jonas

Cleves Lane, Upton Grey, Hampshire, RG25

- Detached village residence • Approximately 1,189 sq ft of accommodation • Mature plot with established trees and hedging • Detached garage and separate store • Extensive driveway parking • Sought-after Hampshire village location • Opportunity to modernise and enhance • No onward chain • Subject to an agricultural occupancy condition

Description

Set behind established hedging and trees, the property provides around 1,189 sq ft of well-balanced accommodation, including a bright dual-aspect sitting room with open fireplace, a versatile second reception room, and a spacious kitchen/breakfast room with further potential to create a contemporary family living space. Upstairs are two substantial double bedrooms with countryside views and a family bathroom. Requiring updating throughout, Lodge Farm Cottage presents a rare opportunity to create a bespoke village home in a desirable Hampshire setting.

Outside

Predominantly laid to lawn, the grounds are interspersed with mature trees, established hedging and fruit trees. A gravel driveway provides extensive parking and access to the detached garage. In addition, a separate detached store/outbuilding offers useful storage, workshop space or potential for ancillary uses.

Location

The nearby village of Odiham provides a good range of shops, restaurants and everyday amenities, while Basingstoke offers more extensive shopping, leisure and commercial facilities. Well-regarded schooling is available locally, including Long Sutton Primary School, Robert May's School in Odiham, Little Meadows Nursery in Herriard, and a selection of respected independent schools such as Wellesley Prep, St Neot's and Lord Wandsworth College. The village is also well placed for

A detached village house set within mature gardens in the heart of Upton Grey, offering excellent potential for refurbishment together with a garage, outbuildings and generous grounds.



commuters, with easy access to the M3 at Junction 5 and fast rail services to London Waterloo from Hook and Basingstoke.

Additional Information

Tenure: Freehold

Services: Mains water and electricity. Oil central heating. Septic tank. Please note the septic tank is located on neighbouring land and we understand there is a right of access to repair and maintain as required.

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band E

Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.

What3words: distracts.casual.whistling

Agent's Note: The property is subject to restrictive covenants, please contact the agents for more information.

Occupancy Restriction: Planning conditions state that occupation of the dwelling shall be limited to a person who is solely or mainly employed, or was last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependants of such person residing with them or a widow or widower of such a person).

Viewings: Strictly by appointment through the agent, Carter Jonas. 01962 842742



Lodge Farm Cottage, Cleves Lane, Upton Grey

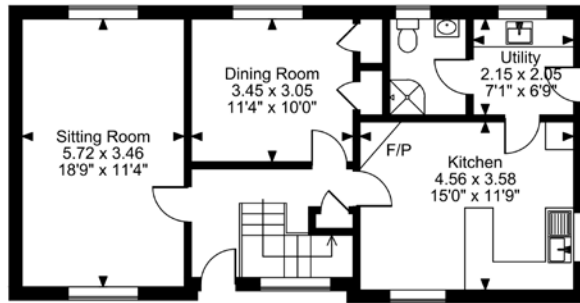
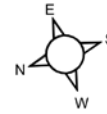
Approximate Gross Internal Area

Main House = 1,189 sq ft / 110 sq m

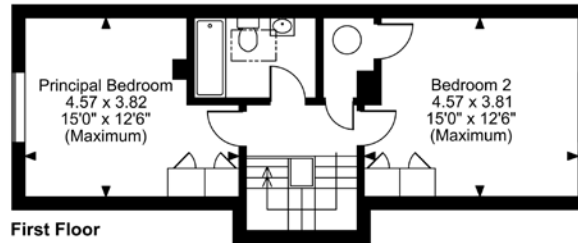
Garage = 127 sq ft / 12 sq m

Outbuilding = 128 sq ft / 12 sq m

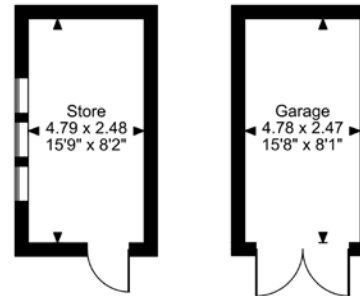
Total = 1,444 sq ft / 134 sq m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

Office 01962 842742

winchester@carterjonas.co.uk

3 Royal Court, Kings Worthy, Winchester,

Hampshire, SO23 7TW

carterjonas.co.uk

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