



Blaegrove Cottage, Up Nately, Hampshire RG27



# Blaegrove Cottage, Up Nately

## Hampshire **RG27**

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This picturesque Grade II listed property, situated near the end of a peaceful village lane, exudes historic charm with its origins dating back to 1569. The central section of the home dates from this period, with extensions to the east and west added in the 17th century. Rich with original period features, the house is enhanced by a thoughtfully designed modern extension, creating an ideal family living space.

The spacious dual-aspect sitting room boasts a working fireplace with an inset stove and exposed timber ceiling beams, while the rear study offers tranquil views of the garden. The unique extension seamlessly blends curved, open spaces, with an impressive open-plan kitchen, breakfast, and dining area serving as the heart of the home. Featuring exposed beams, limestone flooring, and garden access, the kitchen is fitted with bespoke cabinetry and high-end appliances, perfectly arranged for ease of use and sociable living. The ground floor further benefits from a contemporary shower/cloakroom.

Two staircases provide access to the bedroom accommodation: one to the principal suite and the second to the other three. The principal bedroom boasts a fabulous south-facing view of the garden and features fitted wardrobes, a contemporary five-piece en suite, set to curved architecture, with a roll-top bath and separate shower.



Outside, the front of the property features a driveway with ample parking, a double garage, and a practical workshop area.

The south-facing rear garden is a beautifully landscaped haven, perfect for hosting social gatherings. A large patio area is ideal for al fresco dining and relaxation. The garden also includes a charming greenhouse and a second terrace with a pergola, offering a picturesque spot to take in the surrounding Hampshire countryside.

Tenure: Freehold

Council: Basingstoke and Deane

Tax Band: F

EPC=D

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

There is ultra-fast fibre broadband connected to the property.



## Location

The property is situated on a no through country lane on the edge of the hamlet of Up Natley, in a secluded rural location, surrounded by sweeping countryside, and charming traditional villages. These include Mapledurwell, Greywell and Rotherwick, which offer active community village halls, public houses and primary school. Day to day amenities can be found in the centre of Hook, and the surrounding villages of Odiham and Hartley Wintney providing a range of essentials such as, doctors surgeries, post offices, banks, restaurants and public houses. The area is well served by excellent schooling, including state, private, infant, junior, secondary and colleges. These include Wellesley Prep School, Lord Wandsworth College, Robert May's School and St Neots Prep School. The location of the house is ideal for commuters, with Basingstoke and Hook providing train services to London Waterloo every hour and nearby London Heathrow Airport approximately 36 miles away.

(All distances are approximate.)





Historic charm and picturesque setting

Approximate Floor Area = 227.6 sq m / 2450 sq ft  
Garage / Store = 28.6 sq m / 308 sq ft  
Total = 256.2 sq m / 2758 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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