



## THURSDEN HOUSE, UPTON GREY

Hampshire, RG25 2RE





# EXCEPTIONAL HOME IN PRIME VILLAGE SETTING

Set in a peaceful position on the edge of Upton Grey, this Arts & Crafts-style home, offers over 4,000 sq ft of elegant living space, a detached cottage, extensive grounds of approximately 10 acres.



Local Authority: Basingstoke & Deane Borough Council | Main House Council Tax band: H | The Cottage Council Tax band: A

Tenure: Freehold

Main House EPC=D | The Cottage EPC=E

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

The Cottage Services: Mains electric and water (with its own metre). Oil central heating (with its own tank). Private drainage (shared with the main house).

Guide price: £2,950,000





## PICTURESQUE & QUIET LOCATION

Thursden House is a distinguished country residence rich in charm and character. Owned by the same family for nearly 48 years, the property has been lovingly maintained and enhanced. Built in the Arts and Crafts style, it features a striking facade with elegant eyebrow windows and offers beautifully presented interiors full of period detail and modern comfort—parquet flooring, high ceilings, open fireplaces, and generous natural light throughout. The impressive entrance hall, with its gallery staircase and double-height ceiling, sets the tone for the home. The double-aspect drawing room overlooks the gardens through French doors and centres around a handsome fireplace. A garden/music room, also with French doors, provides ideal entertaining space, while a separate study offers a peaceful retreat. The dining room flows into a spacious kitchen and garden room extension, added in 2019, featuring a large island, electric AGA, and space for everyday family life.











## EXTENSIVE & VERSATILE ACCOMMODATION

Practical additions include a laundry room, boot room, and cloakroom.

Upstairs, the galleried landing leads to the principal suite with dual-aspect views, a dressing room, and a luxurious ensuite. Four further bedrooms, including one ensuite, are served by a stylish family bathroom.

A detached cottage offers excellent guest or rental accommodation, with a sitting room, kitchen, ensuite bedroom, additional bathroom, and private courtyard garden.

The house is approached via a gated driveway with a turning circle, ample parking, and a two-bay garage. The beautifully landscaped gardens include a heated swimming pool, pool house, ornamental pond, woodland garden, vegetable plot, tool sheds, and a gardener's WC. The paddock, extending to approximately 8 acres and formerly licensed as a private airstrip, includes a substantial barn or hangar and is encircled by mature woodland belonging to the property, ensuring exceptional privacy.

With its flexible living space, multigenerational potential, and scope for equestrian or aviation use, Thursden House is a rare countryside retreat—private, practical, and perfectly positioned close to village life.







## LOCATION

Odiham 4.2 miles, Hook (rail station – London from 55 minutes) 4.5 miles, Basingstoke 5.4 miles, Alton 8 miles, Farnham 13 miles, M3(J5) 5.5 miles, London 45 miles, London Waterloo via Basingstoke Station from 44 minutes. (All distances and times approximate.)

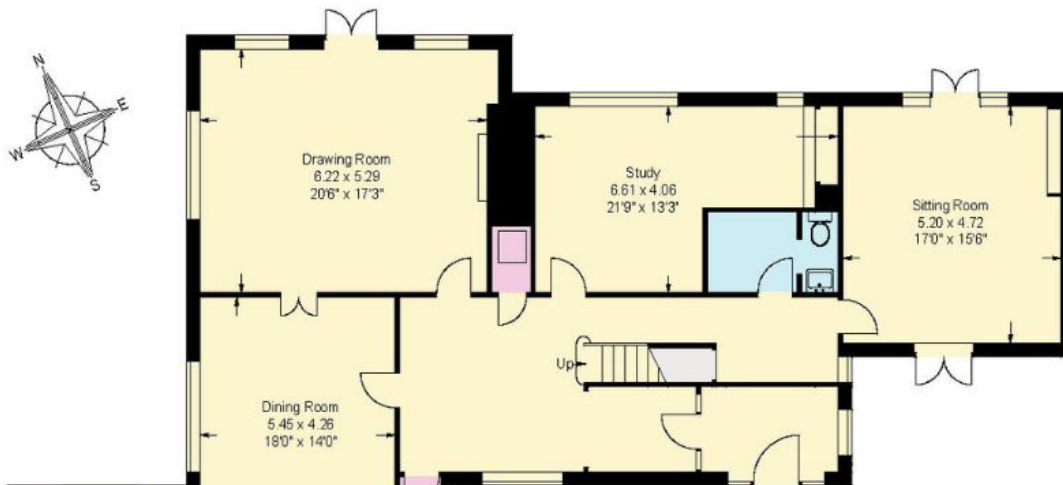
Located within the village of Upton Grey, one of the most sought-after villages in Hampshire. Upton Grey has an active village community and boasts a charming shop/café/post office, a church, duck pond and a public house. The surrounding countryside is known for its picturesque nature with scenic footpaths and bridleways accessible directly from the property. The nearby Georgian market village of Odiham and larger centre of Basingstoke provide more extensive facilities. Educational needs are well served, with a 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 Wellesley Prep, St Neots, Edgeborough and Lord Wandsworth College. The location offers exceptional transport links, with both road and rail access making it an ideal choice for those needing to travel.











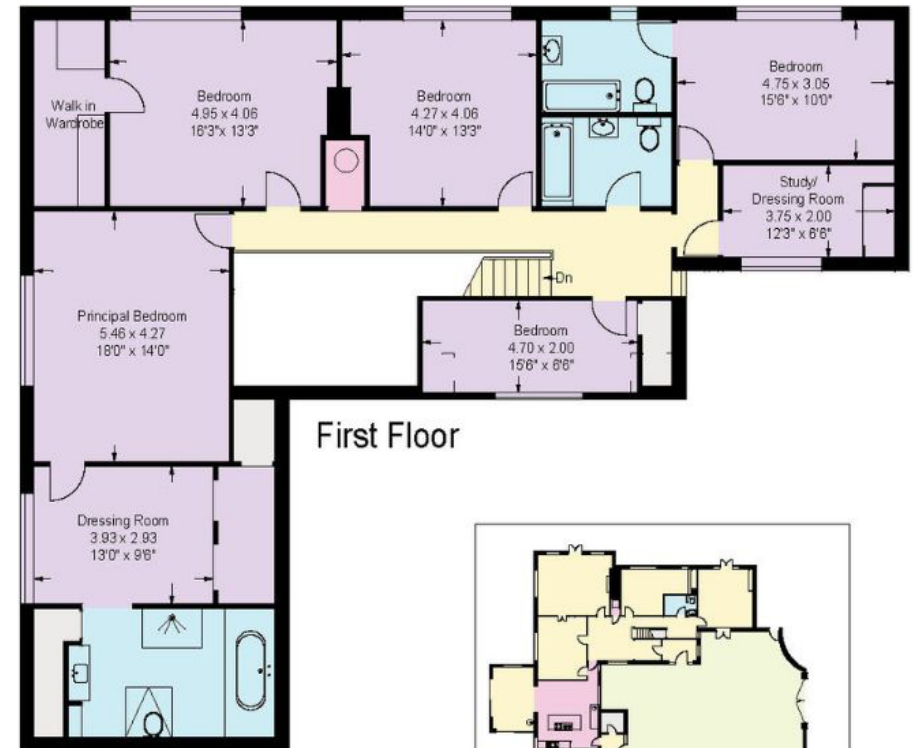
Ground Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space

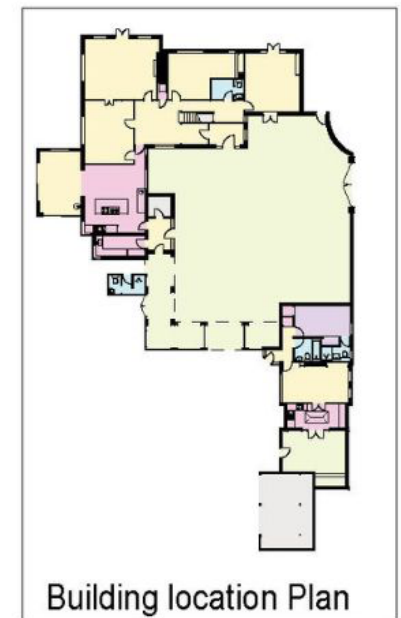
Approximate  
Gross Internal Floor Area  
House: 395sq.m. or 4252sq.ft.  
Cottage: 62sq.m. or 667sq.ft.  
Barn: 144sq.m. or 1550sq.ft.  
Garage: 30sq.m. or 323sq.ft.  
Other buildings: 34sq.m. or 366sq.ft.  
Total: 665sq.m. or 7158sq.ft.



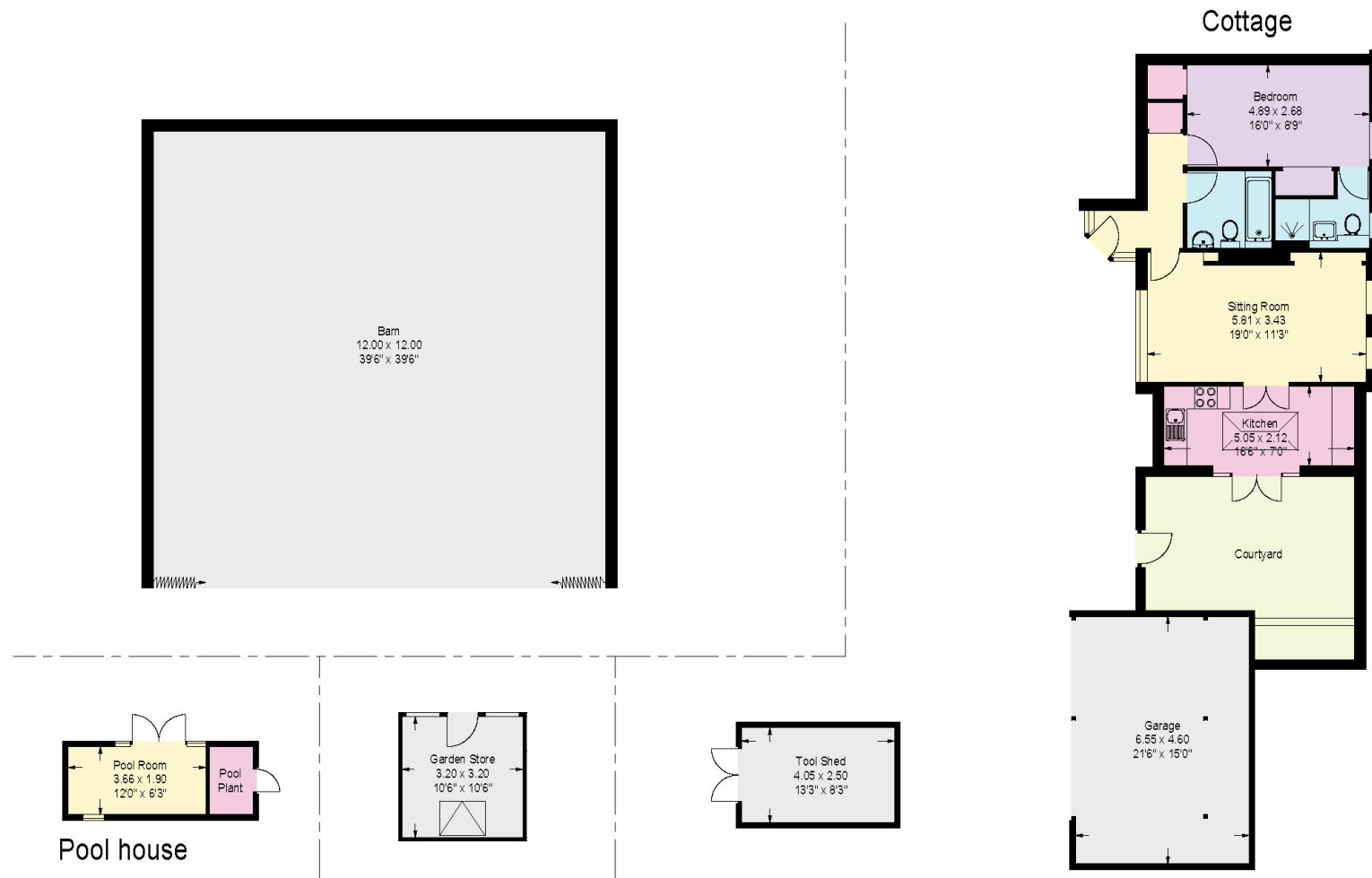
Gardener's  
Shower



First Floor







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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