



9 HOLME HILL, UPTON GREY

Hampshire RG25 2FF



# A BEAUTIFULLY PRESENTED FAMILY HOME

Immaculately presented and filled with natural light, the house is finished to an excellent standard and enjoys generous proportions, stylish interiors and an enviable garden designed for modern family life and entertaining.



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4



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EPC

B

Local Authority: Basingstoke and Deane Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.



## SET WITHIN A HIGHLY DESIRABLE VILLAGE

A spacious entrance hall leads to a bright sitting room with a wood-burning stove and bi-fold doors opening onto the garden. The impressive open-plan family kitchen features built-in appliances, a central island and a dining/sitting area with bi fold doors to the garden. A separate family room, utility room and WC complete the ground floor. Upstairs, the principal bedroom includes built-in wardrobes, an en-suite and a private balcony. A second bedroom has a walk-in wardrobe and en-suite, while two more bedrooms share a family bathroom. The top floor offers two additional bedrooms—one with eaves storage—and a further bathroom, ideal for guests or home working. The beautifully landscaped rear garden is a true highlight, featuring a large level lawn, mature flower beds and well-tended hedging for privacy. A generous terrace spans the rear of the house, ideal for al fresco dining, while a second seating area with firepit at the rear of the garden provides the perfect spot for evening relaxation and entertaining.







# Approximate Floor Area

Ground Floor = 164.3 sq m / 1768 sq ft

First Floor = 146.4 sq m / 1576 sq ft

Second Floor = 65.6 sq m / 706 sq ft

Total = 376.3 sq m / 4050 sq ft (Excluding Shed / Void)



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  
to tell you more.

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