



Weston Road, Upton Grey  
Basingstoke

McCarthy  
Holden 



## Holborn Grange, Weston Road

Upton Grey, Basingstoke

A fine six-bedroom detached country house, offering over 8,000 square feet of accommodation, set within around 2 acres of beautifully landscaped grounds and countryside views.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Village Location with Countryside Views
- Two Acres with Landscaped Gardens
- Six Bedrooms
- Heated Swimming Pool & Pool House
- No Onward Chain
- Detached Triple Garage with Office Above
- Gated Entrance & Driveway for Multiple Vehicles











Situated within the sought after village of Upton Grey, Holborn Grange is a fine six-bedroom detached country house which has been meticulously rebuilt by the current owner, offering over 8,000 square feet of accommodation and set within around 2 acres of beautifully landscaped grounds. Benefits to this property include six reception rooms, a spectacular 32ft vaulted main bedroom with Juliet balcony that provides stunning views over the garden, ample driveway parking, an outdoor heated swimming pool, a separate pool house, a garage building with home office above and store.

The vast light and airy entrance hall sets the scene for exploring superb spaces, with six spacious reception rooms the accommodation comprises an inner hall with stairs to the first floor, 21ft family room with a beautiful bay window overlooking the garden and a feature open fireplace, dining room, a bespoke kitchen with granite countertops, a functional island, and built-in bosh appliances which include induction hob, double oven, laundry facilities and plenty of additional appliance space. French doors from the kitchen provide access into the rear garden.

The 25ft living room offers a fantastic entertaining space with a raised floor and access to a cloakroom. Next to the living room you have a gym and a wonderful light/airy oak framed snug with vaulted ceiling and views/access over the garden and the Hoddington Estate. Also on the ground floor is bedroom six / guest room with en-suite shower room and a second downstairs cloakroom.

On the first floor, the property offers five generous bedrooms with built in storage and a dressing area. The stunning vaulted main bedroom offers wonderful accommodation and views over the grounds through the Juliet balcony. Within this room you have a dressing area, additional wardrobes and a beautifully presented en-suite with toilet, sink, bath and shower.

The accommodation has a substantial main bathroom with a generous bath, toilet, sink and shower.

The detached pool house sits at the rear of the garden overlooking the heated swimming pool. The accommodation within the pool house is excellent, comprising an entrance area with bi-folding doors opening to the patio beside the swimming pool, separate male and female changing rooms, shower facilities, utility area with a kitchen and plenty of storage. Upstairs a 30ft bedroom/living area gives guests extra space to stay over or relax and the accommodation is finished with the pump room and additional storage area.

Butlers Barn (garage & home office / store) is a detached garage block with a separate entrance, kitchen, shower room and stairs to first floor landing and a vast space ideal for a home office.

Extending in total to around 2 acres, the beautifully landscaped grounds provide an abundance of colour and interest, with formal garden designs to the front and rear interspersed with shrubs and mature trees. Substantial double electronic opening gates give access to the house over a long driveway adding to a 'country estate' feel when approaching the house.

- Village Location with Countryside Views
- Two Acres with Landscaped Gardens













# Holborn Grange, Weston Road, Upton Grey, Basingstoke, RG25

Approximate Area = 6258 sq ft / 581.4 sq m (includes garages)

Limited Use Area(s) = 256 sq ft / 23.8 sq m

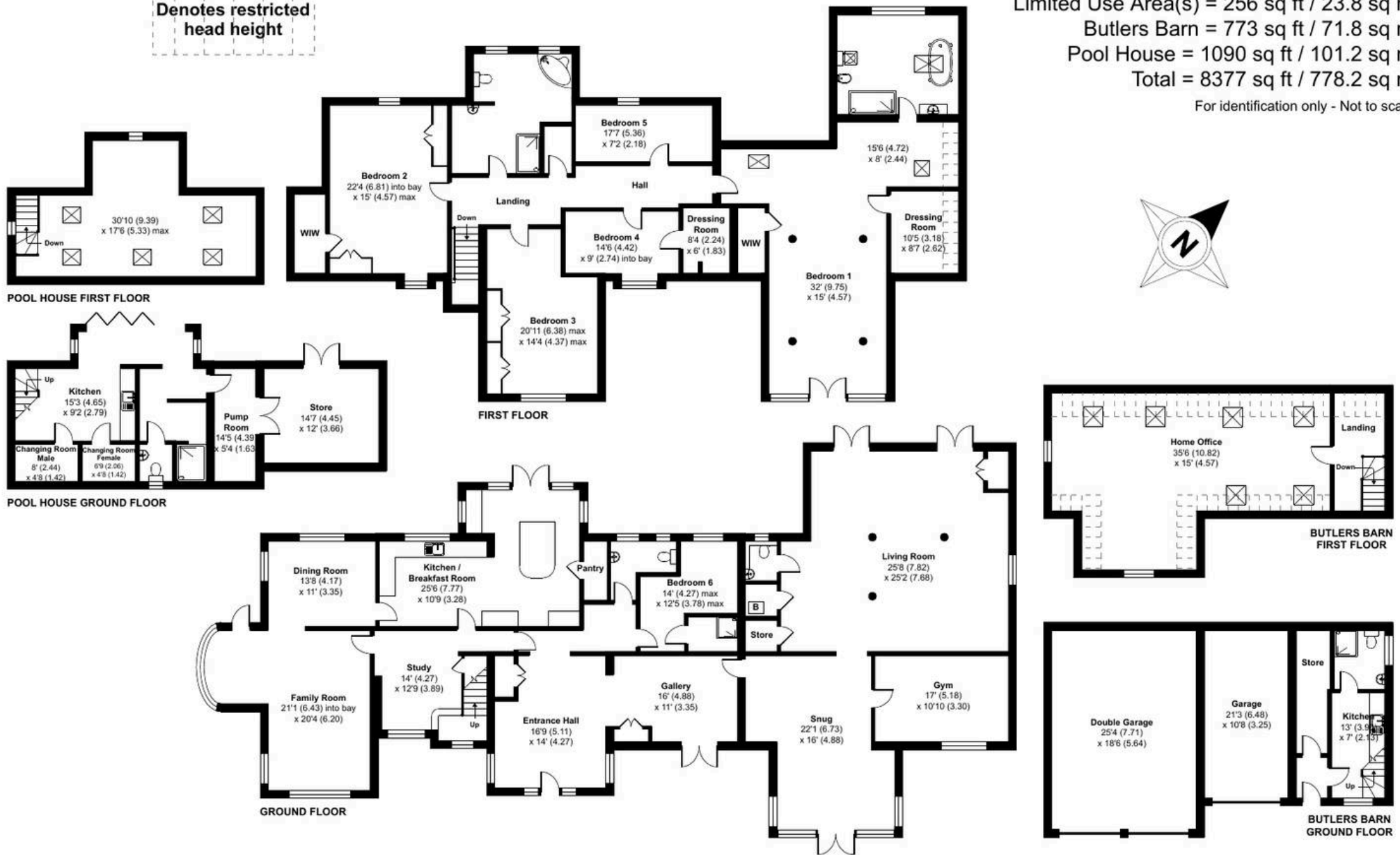
Butlers Barn = 773 sq ft / 71.8 sq m

Pool House = 1090 sq ft / 101.2 sq m

Total = 8377 sq ft / 778.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for McCarthy Holden. REF: 1165151



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