



Church Street, Upton Grey

McCarthy  
Holden 



## Church Cottage Church Street

Upton Grey, Basingstoke, RG25 2RA

This attractive, three-bedroom Victorian cottage, located in the highly sought-after, picturesque village of Upton Grey with many period features, is offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three Bedrooms
- No Onward Chain
- Village Location
- Living Room
- Kitchen/Dining Room
- Garden





## Property

This attractive, three-bedroom Victorian cottage, dating from around 1850, is located in the highly sought after and picturesque village of Upton Grey. The property beautifully combines period charm with modern comfort and is offered to the market with no onward **chain**.

### Ground Floor

The light-filled, double-aspect living room features a striking cast iron open fireplace, creating a warm and welcoming atmosphere.

The spacious kitchen/dining room is well-equipped with integrated appliances. A **useful utility area** leads to a well-appointed shower room.

### First Floor

On the first floor are three well-proportioned bedrooms each offering plenty of natural light.

### Outside

To the rear is a private enclosed garden with a raised flower bed and decked area an ideal spot for entertaining. There is also a useful storage shed.

To the front is an enclosed garden and off-road parking for one car to one side.



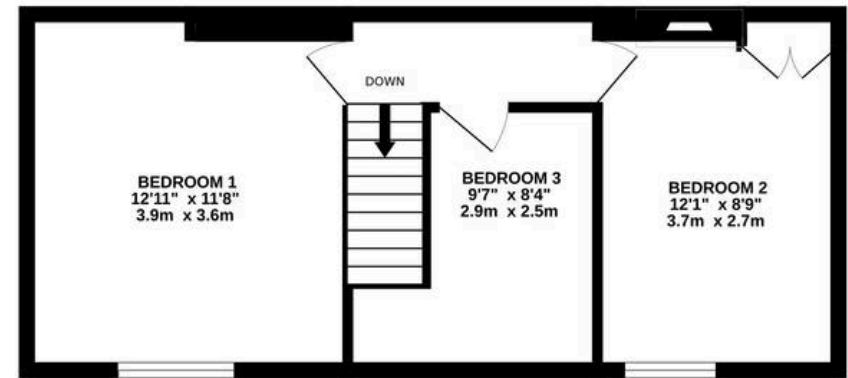




**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • [odiham@mccarthyholden.co.uk](mailto:odiham@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)

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