

BLAE GROVE HOUSE

UP NATELY • HAMPSHIRE

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*An outstanding and beautifully presented Listed Georgian village house
with an extensive array of outbuildings and leisure facilities*

Main House

Reception hall • Drawing room • Dining room • Sitting room • Study
Kitchen/breakfast room • Family room • Cellar • Cloakroom

Principal bedroom with adjoining bathroom and dressing room
3 further bedrooms • 2 further bathrooms (1 en-suite)

Converted Coach House

Ground floor: • Sitting room • Bedroom • Kitchen • Bathroom
First floor: • Sitting room • 2 bedrooms • Kitchen • Bathroom

Extensive and refurbished Outbuildings

Office • Extensive garaging • Workshop • Garden outbuildings

Hard tennis court • Swimming pool • Summer house
Beautifully maintained garden and grounds • Paddocks

In all about 5.9 acres (2.38 ha)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Blae Grove House is an early 19th Century country house. The approach is through attractive brick pillars onto a gravel drive with ample parking to the front of the house. The Grade II Listed house is built of Flemish bond brick, under a tile roof, with a central front door.

The accommodation comprises well proportioned and elegant reception rooms, perfectly arranged for entertaining. All the principal reception rooms have views over the gardens.

Within the house are a fine array of period features including sash windows with working shutters and superb fireplaces with carved wood and decorative surrounds. The reception hall leads through to a double height inner hall with arched window, stone flooring and the principal staircase leading to the first floor. The dining room and study both have generous fireplaces and two large windows providing excellent natural light and views over the garden.

From the inner hall is a stone floored corridor leading to the beamed drawing room which is accessed through double doors and has windows and French doors all along one side giving lovely views and access to the gardens. There is also a large fireplace and an interconnecting hall to the dining room.

To the rear of the property the family kitchen with vaulted ceiling, granite work surfaces, painted units and oil fired Aga provides wonderful family living space with plenty of room for a breakfast table. There is also access to the garden directly from the kitchen, which makes summer entertaining easy. The family room is situated just off the kitchen with French doors leading to the garden and swimming pool/tennis court. Ideally positioned close to the kitchen is a utility room and back staircase to the first floor.

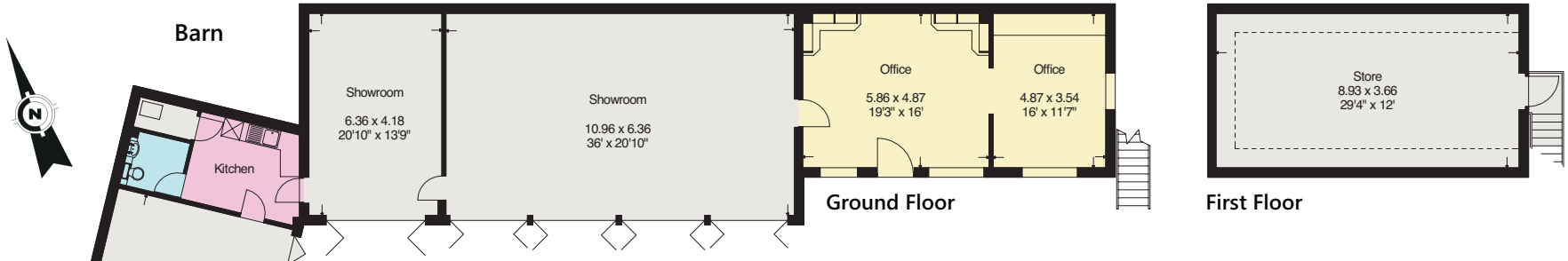
Upstairs there is an outstanding master suite with generous bathroom, and dressing room. There are three further double bedrooms and two bathrooms (1 en-suite).











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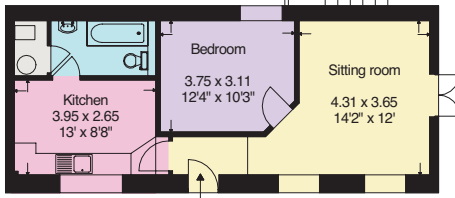
Approx. Gross Internal Floor Area:

Main House	4,559 sq.ft. / 423.51 sq.m.
Barn	2,946 sq.ft. / 273.64 sq.m.
Coach House	1,154 sq.ft. / 107.21 sq.m.

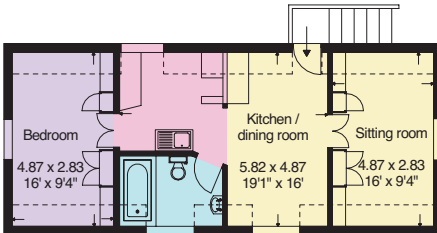
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage

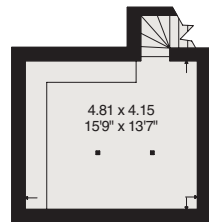
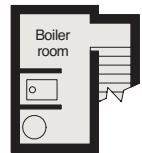
Coach House



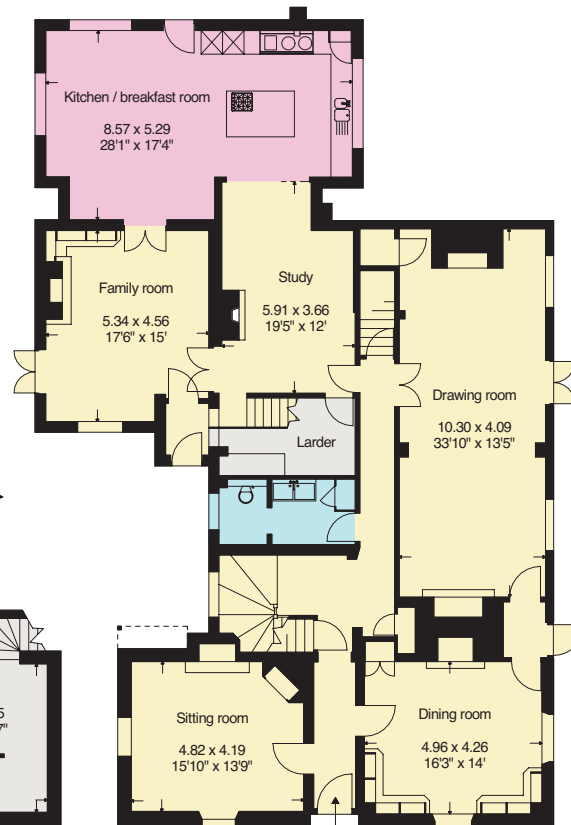
Ground Floor



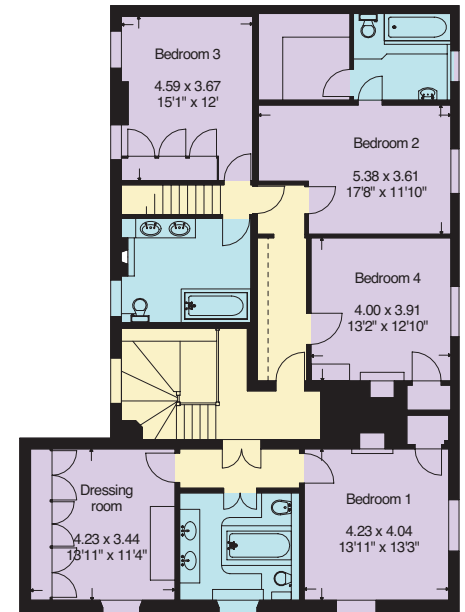
First Floor



Wine Cellar



Ground Floor



First Floor



Garden and grounds

The extensive gardens consist of a variety of mature trees, and herbaceous borders but is predominantly laid to lawn and bordered by the paddocks to the east and south. There is a sunken lawn which runs the length of the drawing room and is used as a lovely entertaining area in the summer. To the north of the house, the well tended herb and vegetable garden can be found. Furthermore there is a fenced swimming pool and newly re-surfaced tennis court, situated side by side, and a summer house.







Converted Coach House

This thoughtfully renovated building offers two self contained flats. On the ground floor there is a one bedroom flat with sitting room, separate kitchen, bathroom and bedroom. On the first floor, and accessed through its own front door, is a two double bedroom flat with open plan kitchen/ sitting room and a well appointed bathroom. It is close enough to the main house for convenience yet far enough away to afford privacy.

Outbuildings

A significant feature of this house are the extensive and beautifully renovated outbuildings and office, which command stunning views over the landscaped lake and gardens. They could be adapted for multiple uses such as a gym, a games room, or further ancillary accommodation (subject to the necessary consents).

Situation

Blae Grove House is situated in a no through country lane on the edge of the hamlet of Up Nately in a secluded rural location.

The attractive Georgian town of Odiham (3 miles away) offers everything for day-to-day needs, including restaurants and a bank. Basingstoke town centre is 4.5 miles to the west, with Festival Place providing extensive shopping and currently under construction is a combined John Lewis At Home and Waitrose which is hoped to open later this year.

The property is well placed for the commuter with easy access to the M3, and Basingstoke and Hook stations providing fast and regular services to London Waterloo.

The area is well served by excellent schooling with primary schools in the nearby villages of Hook, Old Basing and Long Sutton and the well-regarded Robert May secondary School in Odiham. The nearest private preparatory school is Daneshill, approximately 6 miles away, as well as Cheam, Grey House and St Neots. There are also a good number of private secondary schools including Lord Wandsworths College, Wellington College, St Swithun's School for Girls, Alton Convent and Bedales near Petersfield.

The countryside around Up Nately has many public footpaths and bridleways, some of which run alongside the old Basingstoke canal.

Basingstoke 4.5 miles (London Waterloo about 45 minutes)
Winchester 23 miles • Reading 21 miles • London 48 miles
Heathrow Airport 36 miles
(Distances and times approximate)



Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, rugs, carpets (but not fitted carpets), white goods, light fittings, garden equipment, appliances and ornaments etc., are specifically excluded but some may be made available by separate negotiation.

Tenure

Freehold

Services

The Main House, Coach House, Office and Garaging are all on mains water and electricity, private drainage and oil fired heating.

Local Authority

Basingstoke and Deane. Tel: (01256) 844844.

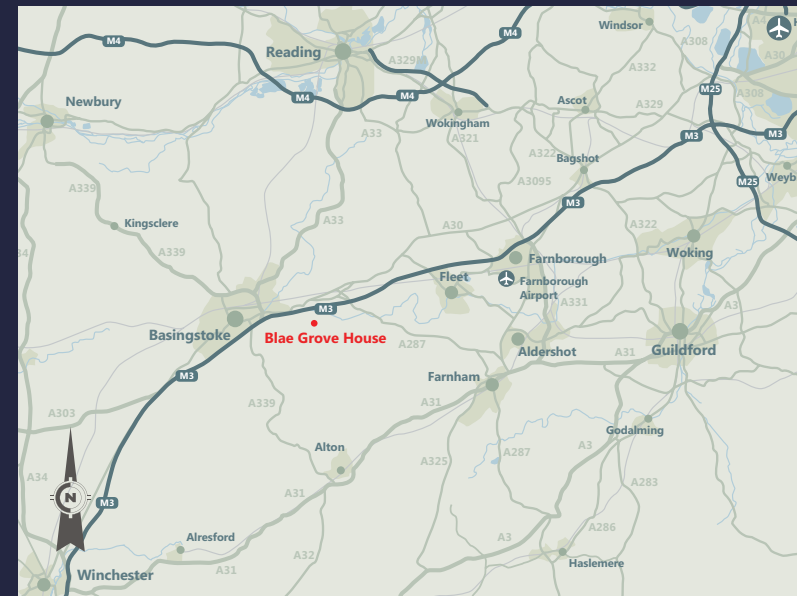
Directions (RG27 9PD)

From London: Leave the M3 at Junction 5 and take the first exit off the roundabout signposted Odiham. After approximately 500 yards turn right (crossing the dual carriageway) and signposted Greywell. Stay on this road for approximately 4 miles. Upon entering Up Nately go past the church on your left, and after 200 yards at the crossroads turn left. The house is on the left after 500 yards and entered through two large brick pillars.

Viewings

By prior appointment only with the joint agents.

The site plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



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Particulars dated: March 2015. Photographs dated: May 2010 & March 2015.

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