HEATHER LANE | UP NATELY

Platinum Homes
BY BRIDGES

The Property

Approached via a private country lane and set within beautifully maintained, private grounds, this stunning detached residence offers immaculately presented accommodation extending to well over approx. 2,000 sq. ft., whilst enjoying far reaching views across its landscaped approx. 0.34-acre gardens and the surrounding countryside.

Offering an abundance of natural light throughout, the impressive orangery provides a tranquil space to relax with views over the landscaped gardens, whilst the kitchen / breakfast room features integrated Miele and Siemens appliances alongside an original 1950s Aga.

Of the four bedrooms, one is located on the ground floor and benefits from an en suite bathroom and study area, making it ideally suited as a guest suite or for multi generational living. The principal bedroom occupies the entire first floor and benefits from air conditioning, two walk-in wardrobes, and an en suite bathroom with far reaching views.

Up Nately is a small and picturesque village surrounded by swathes of unspoilt countryside and country walks, with a welcoming community suited to all ages, located close to Hook in North Hampshire. The area is exceptionally well served for education, with access to a range of highly regarded independent and state schools, including Sherfield School, Wellesley Prep, St Neot's, Robert May's School, Daneshill, Lord Wandsworth College, St Nicholas School, Hook Schools, and Court Moor School.

Outside

The front garden is mainly gravel and patio with shrub borders, with dual side access to the rear garden. The rear garden is predominantly laid to lawn and edged with mature shrub borders with timed irrigation. Discreet exterior lighting illuminates the property throughout after dark.

Features

- Four Bedrooms
- Exceptional Detached Home
- Generous Reception Room
- Orangery
- Contemporary Kitchen / Breakfast Room
- Three Bathrooms (Two Being En Suites)
- Approx. 0.34 Acre Plot
- EPC: E (48)
- Council Tax Band: F

Contact

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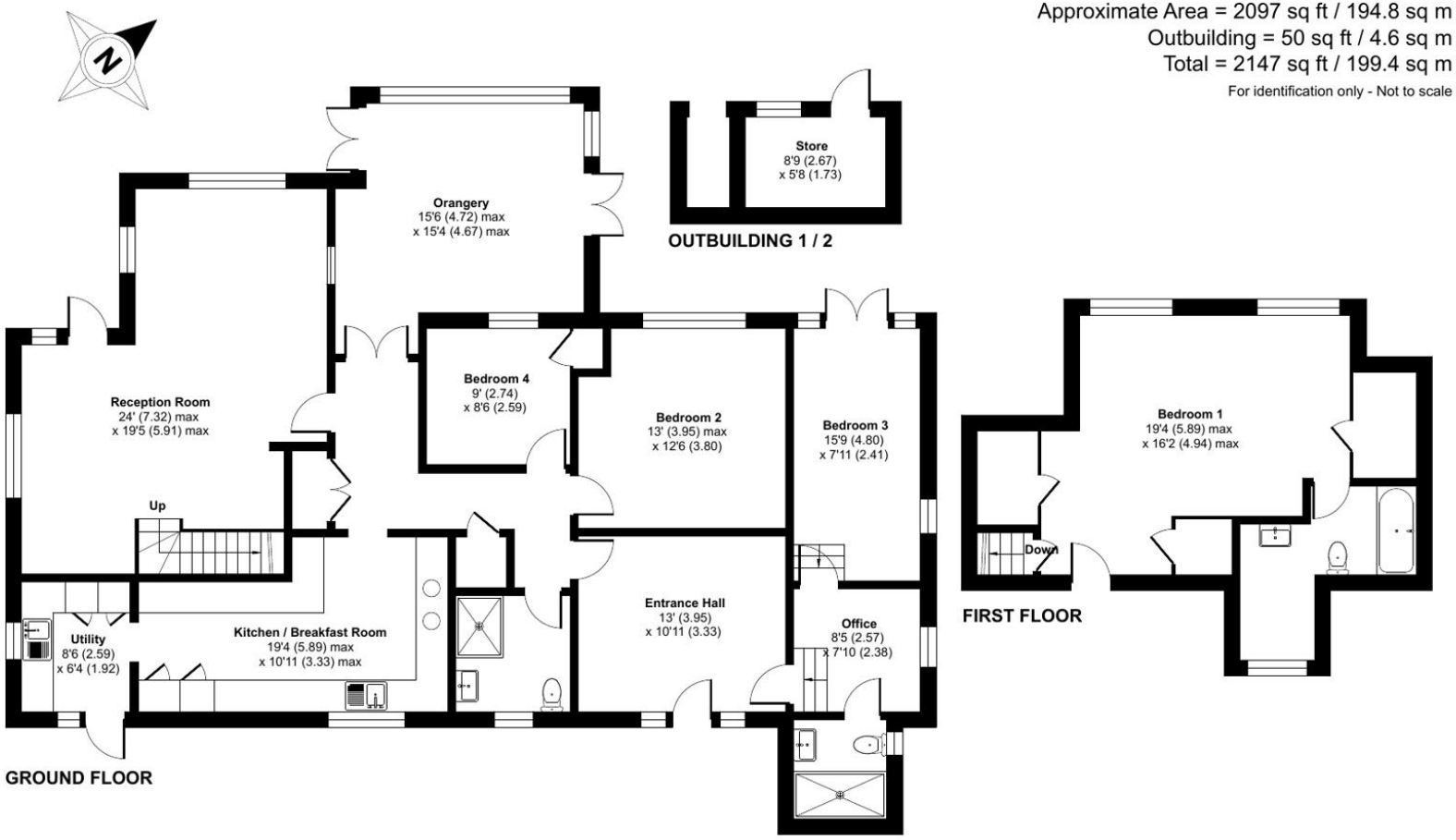
Heather Lane, Up Nately, Hook, RG27

Approximate Area = 2097 sq ft / 194.8 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 2147 sq ft / 199.4 sq m
For identification only - Not to scale



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FIELDSIDE