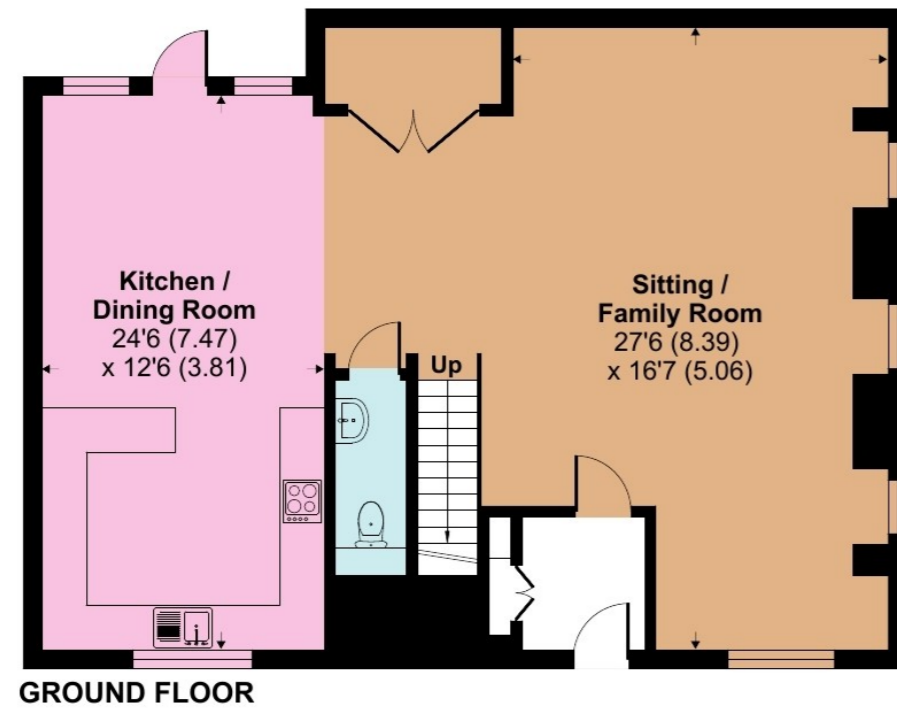
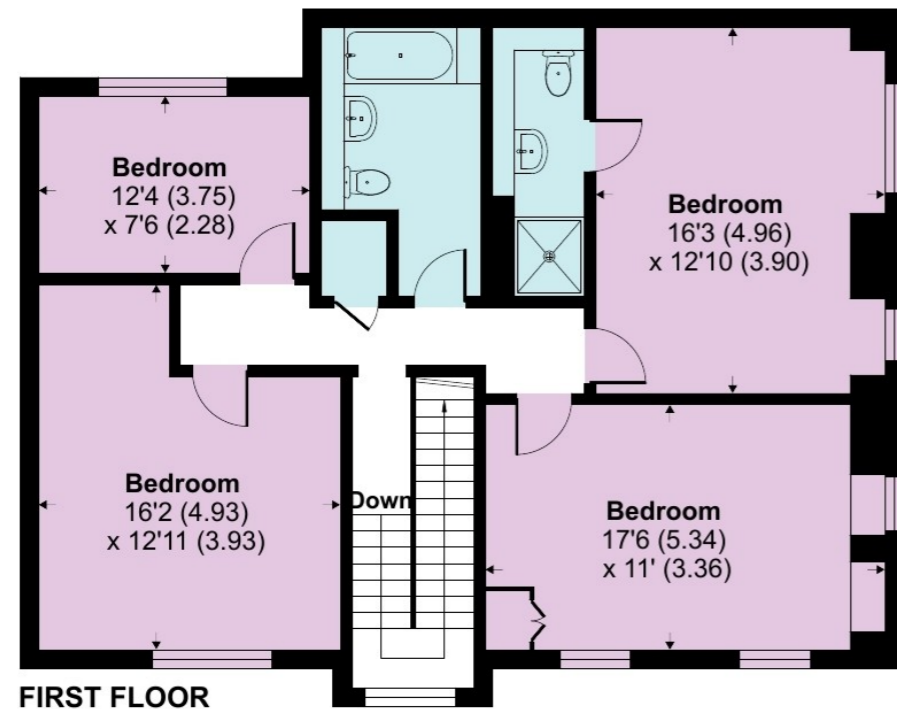




## Burnham Square, Upper Froyle, Alton, GU34

Approximate Area = 1937 sq ft / 179.9 sq m

For identification only - Not to scale



## BURNHAM SQUARE, UPPER FROYLE, ALTON, HAMPSHIRE, GU34

Guide Price £685,000

A luxurious four bedroom home situated within the exclusive Burnham Square development in the picture postcard village of Upper Froyle.

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ACCOMMODATION

- Sought after exclusive location
- Four bedrooms
- High quality finish
- Ensuite to principal
- Open plan living
- Private terrace
- Two allocated parking spaces
- No chain

DESCRIPTION

This stunning four bedroom home, located within the highly sought after development in Upper Froyle, is offered with no onward chain.



southerly facing terrace. The property also has two allocated parking spaces.

Estate charges – Circa £1,004 p/a

LOCATION

Burnham Square is situated within a rural community in Upper Froyle. The village of Upper Froyle which is found amongst fine Hampshire countryside between the villages of Bentley and Holybourne. The village has an active community and together with Lower Froyle provides a public house, village hall and a shop. The larger village of Bentley provides a further shop and mainline railway station with services to London Waterloo (within an hour). The historic market towns of Alton & Farnham are close by and have a good range of independent and high street shops together with a Waitrose, Tesco’s, Sainsbury’s & M&S, as well as additional mainline stations. The A31 provides easy links to the A3 and M3 & M25 providing access to London, Heathrow and Gatwick airports and the national motorway network. Local schools include, Binsted and Bentley primary schools, Eggar’s secondary school in Alton and also Lord Wandsworth Collage. The surrounding countryside is well known for its outstanding natural beauty and there are many opportunities for walking and riding with access to foot and bridleways directly from the property.

LOCAL AUTHORITY

East Hants District Council, Petersfield I Council Tax Band G

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

The downstairs accommodation comprises entrance lobby with storage for coats and shoes, downstairs cloakroom and spacious open plan kitchen/diner/lounge in a 'U' shape configuration. To one side of the ground floor is a large modern kitchen/diner with ample storage, integrated appliances, gas hob, stone worktops and breakfast bar. There are French doors leading from the dining area to the private patio and rear gardens. On the other side of the ground floor is a triple aspect and incredibly spacious sitting/family room which overlooks the private terrace.

Upstairs comprises large principal bedroom with en suite shower room, two further spacious double bedrooms and one large single bedroom. There is also a luxurious family bathroom and a large storage cupboard.

Outside to the rear is a private paved patio area with a pathway leading to the beautifully maintained and landscaped communal gardens. To the side of the property is also a large, private and gated

