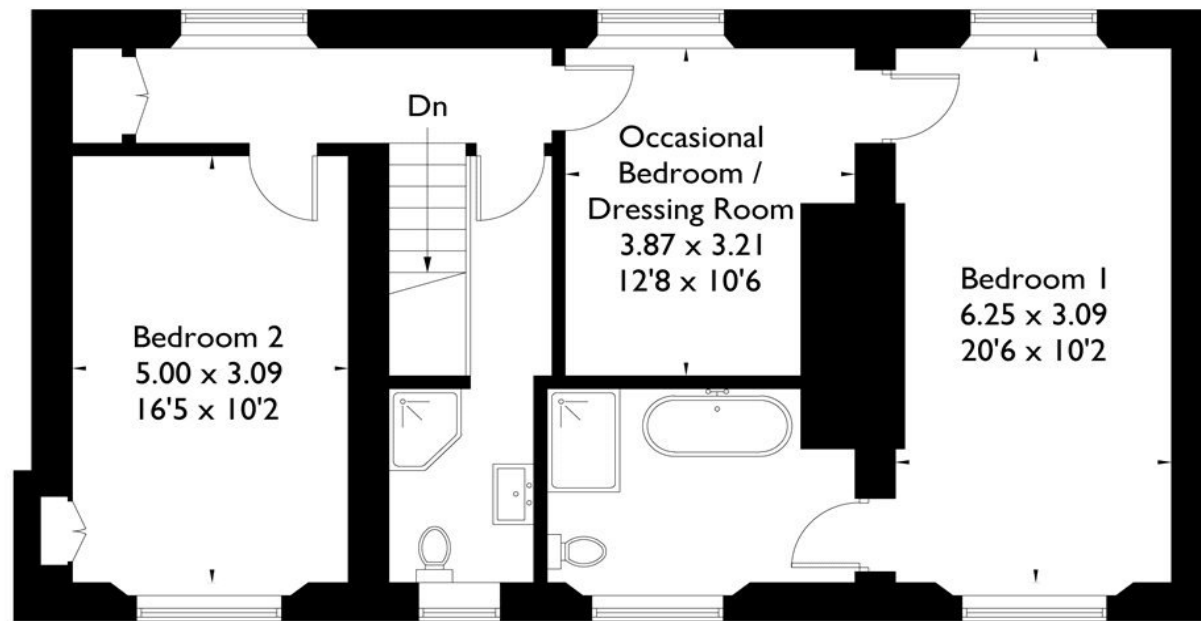
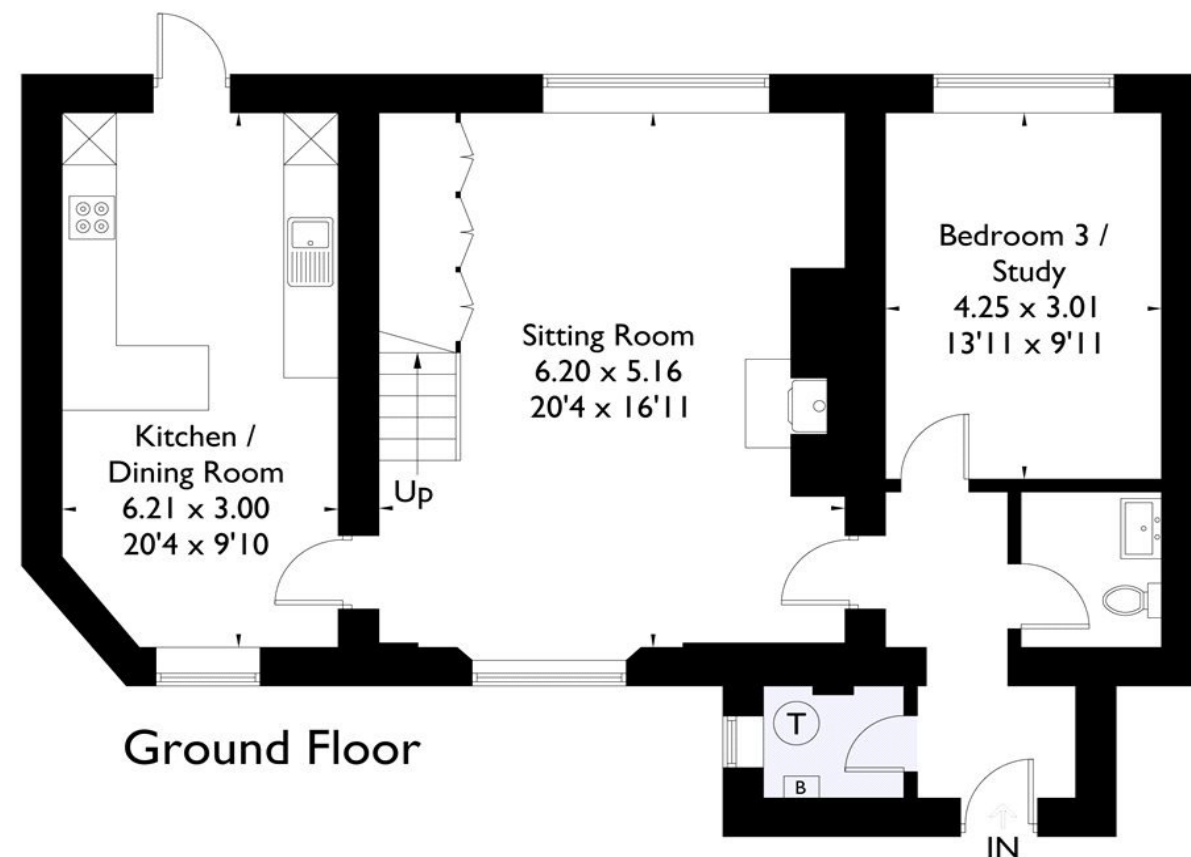


Approximate Gross Internal Area = 158.2 sq m / 1703 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 221809

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.

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Upper Froyle, Alton, Hampshire, GU34

Guide Price £675,000

A stunning and beautifully presented three-bedroom terraced house nestled within a Grade II Listed Georgian complex boasting a large private garden set in this popular and pretty Hampshire village enjoying far reaching views of the countryside. EPC D (64).

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ACCOMMODATION

Grade II Listed property, Master Bedroom with Ensuite, Bath/Shower Room, Two Further Double Bedrooms, One Further Double Bedroom/Study, Sitting Room, Kitchen/Dining Room, Family Shower Room, Cloak Room, Private Terrace, Large Private Garden, Allocated Parking for Two Cars.

DESCRIPTION

A stunning and beautifully presented three bedroom terraced Freehold property nestled within this carefully converted Grade II Listed Georgian building with a stunning large garden overlooking the Hampshire Hills. The property which retains much of its original character such as high ceilings and sash windows is accessed via its private front door leading into the entrance hallway. The delightful sitting room boasts double aspect providing a good proportion of natural light and a log burner with surround. The kitchen/dining room benefits from a good range of floor and wall mounted units complemented with granite work surfaces over, a Neff induction hob, Neff washing machine, Neff dishwasher, Neff fridge/freezer and a microwave. There is a door leading to the rear. A cloak room is also conveniently located off the entrance hallway.

The first floor boasts an impressive 20'6 double aspect master bedroom featuring a door leading into the dressing room which can be used as a further double bedroom of which can also be accessed separately from the hallway. A further double bedroom, modern family bath/shower room can be found to the first floor together with a separate shower room.

The property further benefits from a study to the ground floor which can also be used as a fourth double bedroom. The sitting



room, kitchen dining room and entrance hallway all benefit from wooden flooring whilst on the first floor the bedrooms are laid to neutral carpeting.

OUTSIDE

The property features a private terrace overlooking the large private garden together with the breath-taking and far-reaching views of the countryside. The terrace can be accessed via the kitchen/dining room providing an area for outside entertaining. To the front of the property there is a shared driveway with allocated parking for two cars.

LOCATION

The property is conveniently located in the delightful and popular village of Upper Froyle which is situated between the towns of Farnham and Alton on the Hampshire/Surrey border. The village has an active community and boasts a church, two country public houses, a village hall, recreational ground with an active social calendar, whilst the neighbouring village of Bentley boasts a highly acclaimed primary school and a doctor’s surgery. There is also a train station in Bentley providing a direct train to London Waterloo in approximately an hour. Further amenities can be found in both Farnham and Alton both of which are approximately 5.5 miles away. The village is conveniently located to access the A31 from Winchester in the west to Guildford in the east. The Alice Holt Forest is situated to the south where there are extensive walks.

SERVICES

All mains connected

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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

