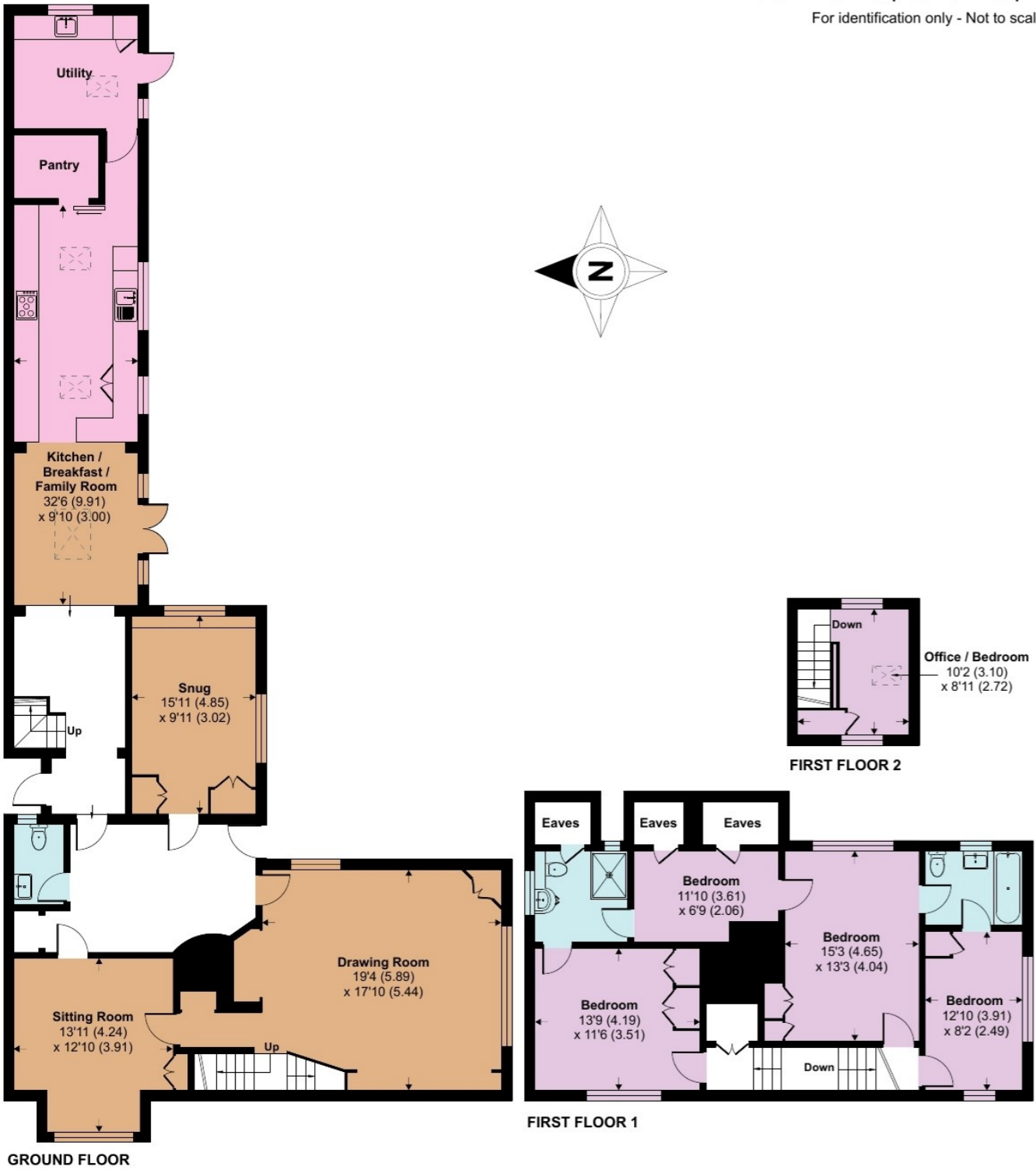


# Lower Froyle, Hampshire, GU34

Approximate Area = 2462 sq ft / 228.7 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Total = 2527 sq ft / 234.7 sq m  
 For identification only - Not to scale



## LOWER FROYLE, HAMPSHIRE, GU34

Guide Price £1,250,000

This delightful grade II listed cottage has recently been updated and extended by the current owners.

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**ACCOMMODATION**

- Oak framed open plan kitchen/breakfast room with vaulted ceiling
- Walk in pantry and large utility/boot room
- Double aspect drawing room with log burning stove
- Sitting room, snug and study
- Five bedrooms
- Village location
- Opposite the village duck pond
- Secluded country garden
- Far reaching countryside views

**DESCRIPTION**

Situated in the delightful Hampshire village of Lower Froyle this village house boasts a superb country style garden, an Oak framed open plan kitchen/breakfast room with vaulted ceiling and overlooks the village duck pond.

This charming cottage property has had recent additions and offers a fantastic blend of character and modern living. It is now very tastefully decorated throughout and the accommodation provides very flexible living arrangements.

This appealing property has a fabulous kitchen/breakfast/family room forming the hub and heart of the house with stone worktops, breakfast bar, dual oven and induction hob, eating area, walk in pantry, French doors to garden, adjoining utility/boot room with access to the side garden. The main house offers over 2,500 square feet and the rest of the ground floor comprises grand entrance hallway with tiled flooring, double aspect sitting room with bay window and storage, dual aspect drawing room with inglenook, log burning stove and wooden flooring, snug room with storage, further hallway area with access to upstairs office/bedroom and downstairs



w.c.

On the first floor there is a large principal bedroom with built in wardrobes and en suite shower room, three further bedrooms, family bathroom, eaves storage and airing cupboard.

Outside this beautiful country style garden is due South from Bridge House and provides sunlight at all times of the day. The garden is mainly laid to lawn with mature, well maintained borders and beds, and there are a patio areas, flagstone paths and terraces, garden shed. There is a high degree of privacy and seclusion with the added benefit of far reaching countryside views. To the right of the property is a gravel driveway offering parking for several cars.

**LOCATION**

Bridge House is situated in the delightful Hampshire village of Lower Froyle. The parish of Lower Froyle and Upper Froyle has a church, two public houses (Anchor Inn is within walking distance) and petrol station. There is a village shop/Post Office at nearby Bentley. Farnham, Alton and Guildford all offer a wide range of shopping and recreational facilities. Bentley and Farnham have mainline stations providing trains to London Waterloo from about 60 minutes. The M3 is approximately 6 miles and the A31 also provides fast access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton airports. There are a number of good schools in the area including Bentley Primary School, Edgeborough, Alton Convent and Lord Wandsworth College. The surrounding Hampshire countryside offers some wonderful opportunities for walking and riding.

**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.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>77</b> |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>52</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |