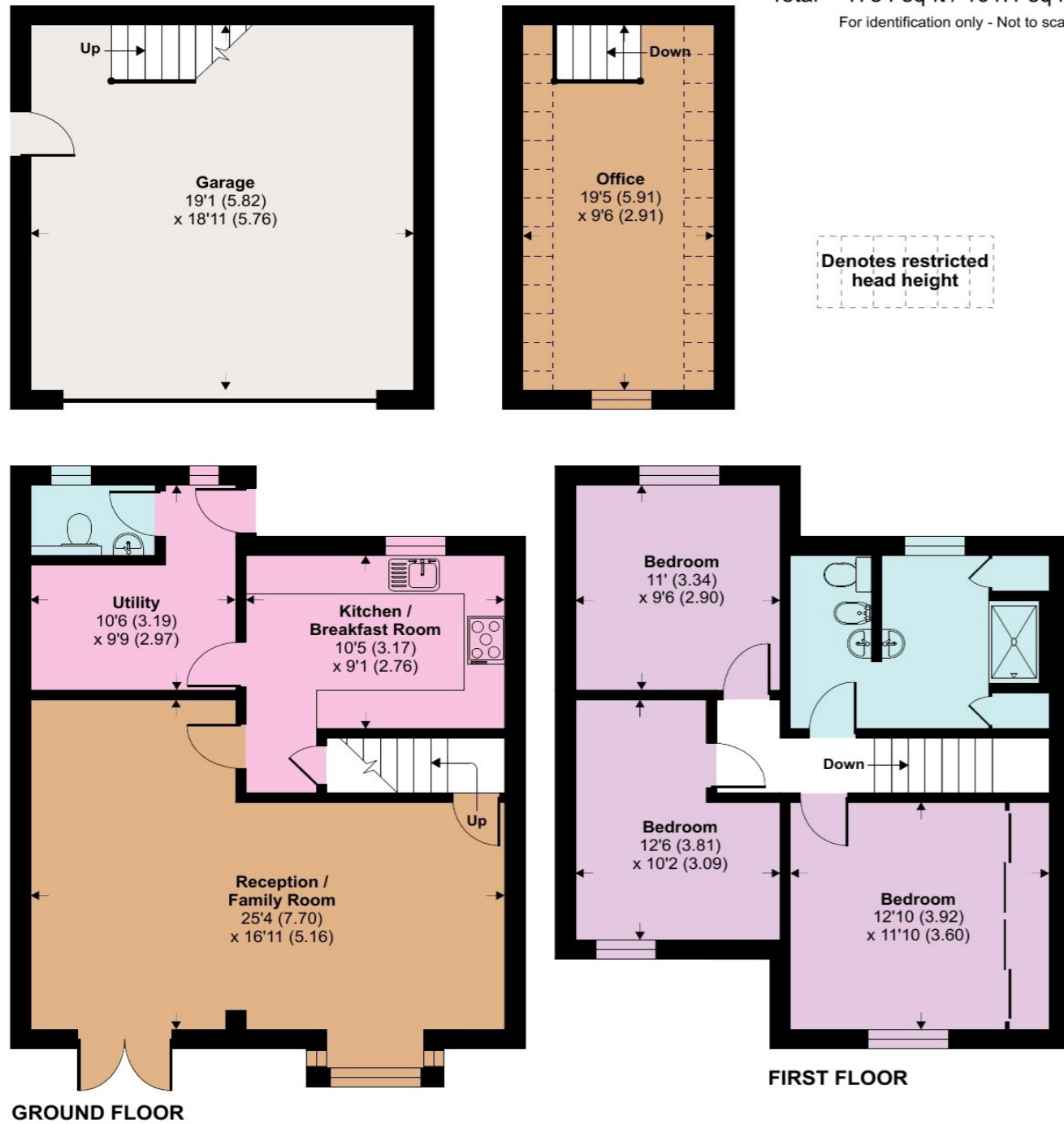


# Coldrey Farm Cottages, Lower Froyle, Alton, GU34

Approximate Area = 1193 sq ft / 110.8 sq m  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Garage = 485 sq ft / 45 sq m  
 Total = 1734 sq ft / 161.1 sq m  
 For identification only - Not to scale



## LOWER FROYLE, ALTON, HAMPSHIRE, GU34

Guide Price £750,000

Delightful c.1895 character cottage in the sought after Hampshire village of Lower Froyle, with large double garage and stunning panoramic rural views.

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**ACCOMMODATION**

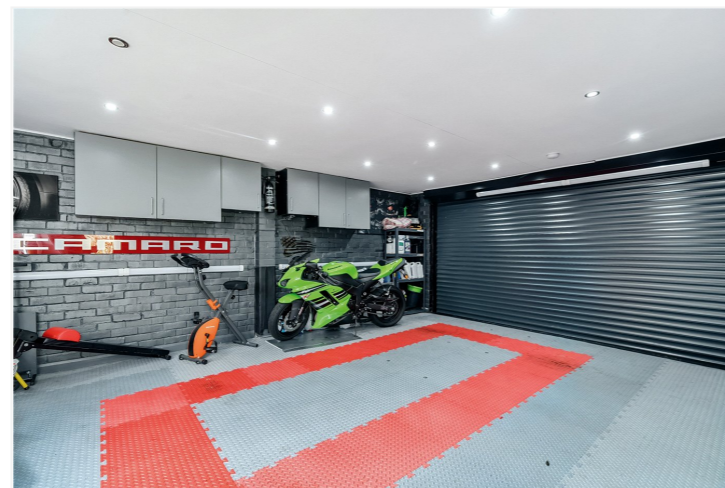
- Beautifully presented period property
- Far reaching rural views
- Pretty private garden
- Large double garage with office above
- Additional off street parking
- Three double bedrooms
- Feature Jetmaster fireplace
- Utility room
- No onward chain

**DESCRIPTION**

This pretty Victorian property is well presented throughout and situated within a sought after rural position, boasting fantastic countryside views and only a short walk to the popular Anchor Inn.

This property is situated within immediate proximity to the St Swithun's Way country walk and comprises beautifully fitted cottage style kitchen with Rangemaster, adjoining utility/cloakroom, downstairs wc, under stairs storage cupboard, large bright open plan sitting/dining room with wood flooring, feature Jetmaster fireplace and French doors leading out to the garden.

Upstairs there are three double bedrooms, with built in storage to the principle bedroom. Each room has beautiful far reaching countryside views and there is a large shower room with 'his and her' sinks, as well as ample storage. There is a large loft room that has been partially converted with lighting, plastered walls, and carpeted flooring.



**Outside**

The pretty, well kept gardens, provide a good degree of privacy, with a front lawn that is enclosed with mature hedging, and a pathway that leads down the side of the property through a gate which brings you to the good sized rear garden. This is mostly laid to lawn, but also has a good sized patio area with plenty of space for garden furniture. At the back of the rear garden, there is a large multi functional double garage with side access from the garden, double electric roller door, fitted cupboards and fully functional office space above.

**LOCATION**

Lower Froyle is a pretty and popular village situated between the towns of Farnham and Alton on the Hampshire/Surrey border. Within the village are a country pub, pond, recreational ground and village hall with an award-winning social calendar (see [www.froyle.com](http://www.froyle.com)). In the neighbouring villages, Upper Froyle has a Parish Church and Bentley boasts a highly acclaimed primary school. There is a train station in Bentley providing a direct service to London Waterloo in approximately one hour. Further amenities can be found in both Farnham and Alton both of which are approximately 5 miles away. The village is conveniently located to access the A31 from Winchester in the west to Guildford in the east. Alice Holt royal forest (Forestry Commission) is situated to the south and popular local pursuits include walking on the numerous footpaths, horse riding, cycling in the country lanes, gliding at Lasham airfield and sailing at Frensham Ponds.

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield I Council Tax Band E

**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>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</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	