



Brocas Farm

LOWER FROYLE | ALTON | HAMPSHIRE | GU34 4NA



Wilson | Hill

Hall | Drawing Room | Dining Room | Sitting Room | Morning Room | First Floor Study/Library | Kitchen/Breakfast Room | Larder | Utility Room | Cloakroom | Rear Hall/ Boot Room
Cellar | Master Bedroom with Dressing Room and Bathroom | Guest Bedroom with Bathroom | 6 Further Bedrooms | 3 Further Bathrooms
Cottage: Sitting/Dining Room | Kitchen | 2 Bedrooms | Bathroom
Outbuildings providing a Party Barn with W.C. and Kitchenette | Barn Storage | Garden/Store Room/Former Stable | Store Room | Carport | Tennis Court | Swimming Pool
Stunning and well-kept mature garden and paddock | In all about 5.94 acres (2.40 hectares)
Alton 5.5 miles, Farnham 6 miles, Basingstoke 14.5 miles, Guildford 16.5 miles, London 46 miles via A31 and A3, Bentley Station 2.5 miles (London Waterloo from 60 minutes)





| The Property

Brocas Farm is a stunning Grade II listed Queen Anne house having Elizabethan origins with later additions in the 20th Century, and a contemporary octagonal extension added to the rear of the house in 2008. The house offers light and well-appointed accommodation, making it a most fabulous family home. The kitchen/breakfast room is an excellent size and has a larder and doors out to the garden. The central hall, with its imposing staircase, provides access to the principal

reception rooms being the drawing room with its open fire and doors out to the garden, a delightful panelled morning room with corner fireplace, sitting room with good cupboards and fireplace, and finally the dining room, off which there are steps leading to the kitchen. To the rear of the house is an excellent lobby/boot room providing access to the new extension which has a first floor study/library, designed to take full advantage of its delightful views over the garden and

surrounding grounds. Below the library is a comfortable guest bedroom with adjoining bathroom. The master bedroom has an adjacent dressing room and bathroom. There are three further bedrooms on this floor, with two bathrooms. To the second floor are three further bedrooms and a bathroom. Throughout the house there are numerous original features including panelled walls, doors, window shutters and timber framing of the Elizabethan period.





Location

Brocas Farm sits on the edge of the highly sought after and popular village of Lower Froyle. The neighbouring village of Bentley, 2 miles away, has a local shop and a doctor's surgery as well as a mainline station to London Waterloo. Within Lower Froyle, and only a short walk, is a good local pub, The Anchor. The nearby market towns of Alton and Farnham provide a wider selection of shops and leisure facilities, including Waitrose stores. There is easy road access to London

via the A31, A3 or the M3. In the area are a number of excellent independent schools including Alton School, Lord Wandsworth College, Edgeborough, Frensham Heights, St Swithun's, The Pilgrims' School, Prince's Mead, Winchester College and Peter Symonds 6th Form College. The rolling Hampshire countryside that surrounds the village provides many miles of public footpaths and bridleways, ideal for walking, cycling and horse riding.





I Outside

The garden is a stunning feature of the property and lies principally to the south of the house. The numerous mature and well kept stocked beds are enclosed by yew hedging and areas of lawn. There are terraces adjacent to the kitchen and drawing room and a mature wisteria adorns to the south east elevation. Beyond the formal garden is a productive vegetable patch with a soft fruit cage and an aluminium greenhouse. A grass path leads through to the swimming pool area, and an arboretum with numerous ornamental trees and an Astroturf tennis court. The property is approached via a five bar gate which opens onto a gravel drive leading to a courtyard beside the house, providing parking and

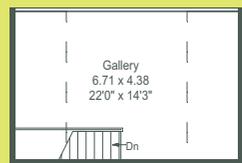
turning. Within the courtyard is a stunning timber frame barn, part of which has been converted to an excellent party barn with a W.C. and kitchen. The remainder of the barn can be used for garaging or machinery storage. Also forming part of the courtyard is a former stable, currently used as a workshop, and an open carport. The cottage has a private access via a parking area approached from the village lane, next to which is a garage. On the ground floor there is a reception room, kitchen, bedroom, bathroom and a further bedroom to the first floor with a box room adjacent. It also has a small private garden. There is a paddock which has separate access from the village lane.



Approx. Gross Internal Floor Area
 House: 531 sq.m. / 5,716 sq.ft.
 Cottage: 100 sq.m. / 1,076 sq.ft.
 Games Room Area: 110 sq.m. / 1,184 sq.ft.
 Other Storage Area: 116 sq.m. / 1,249 sq.ft.



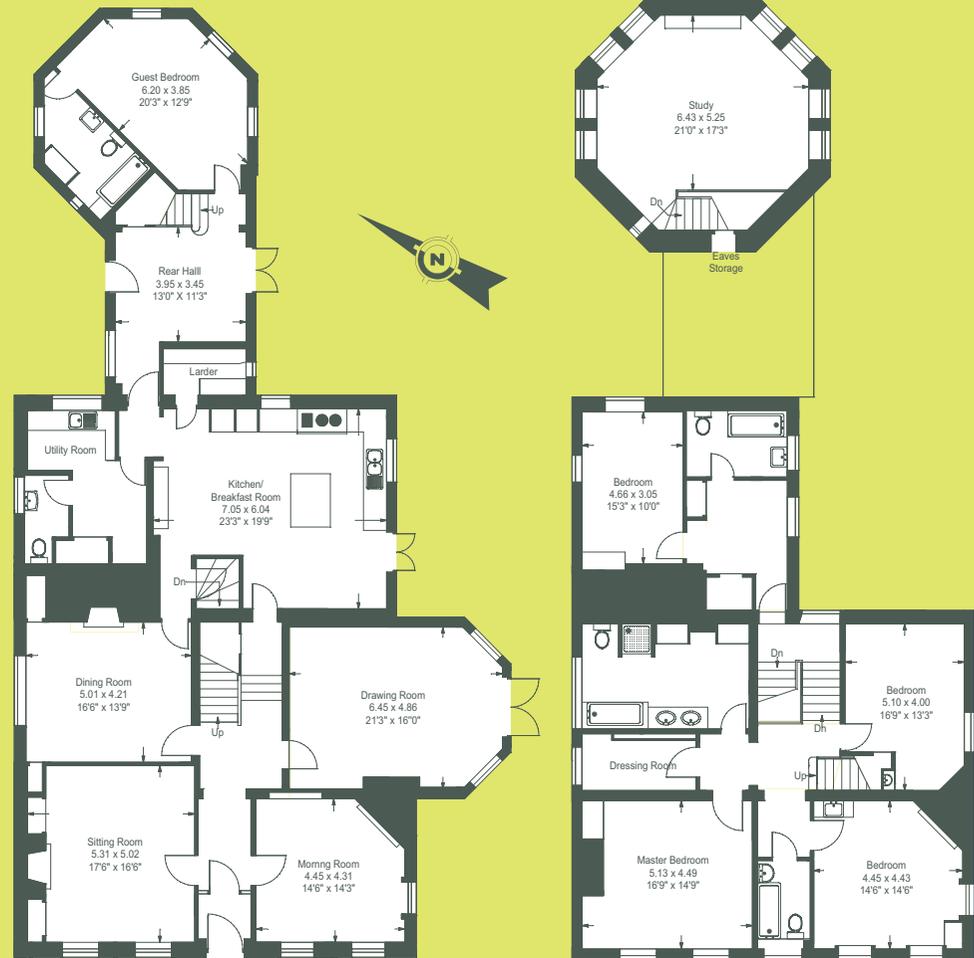
Ground Floor



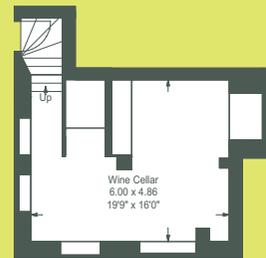
First Floor



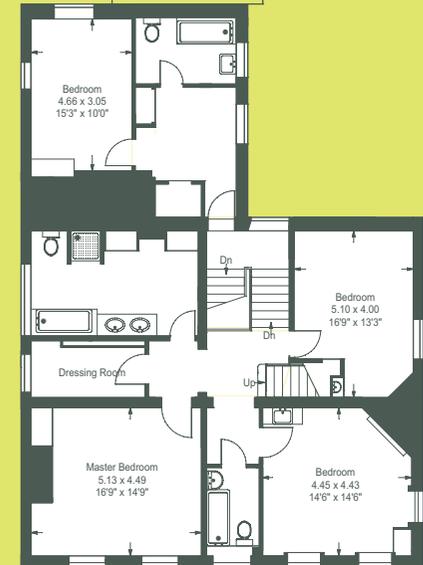
First Floor



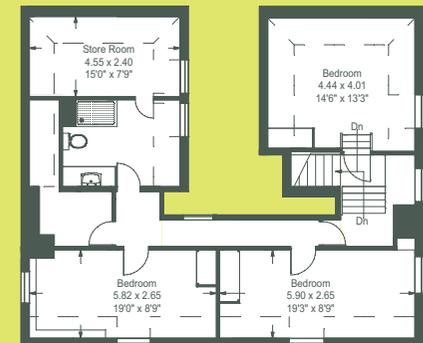
Ground Floor



Cellar



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

I Directions to GU34 4NA

From the M25 head southwest on the A3 to Guildford. Immediately after Guildford take the A31 to Farnham. Stay on the A31 and take the turning to Bentley. At the top of the slip road turn right to Bentley, and after 350 yards turn left signed to Long Sutton and Lower Froyle. Proceed along this road passing The Anchor public house on your left and the entrance gates to Brocas will be found a short distance on the right.

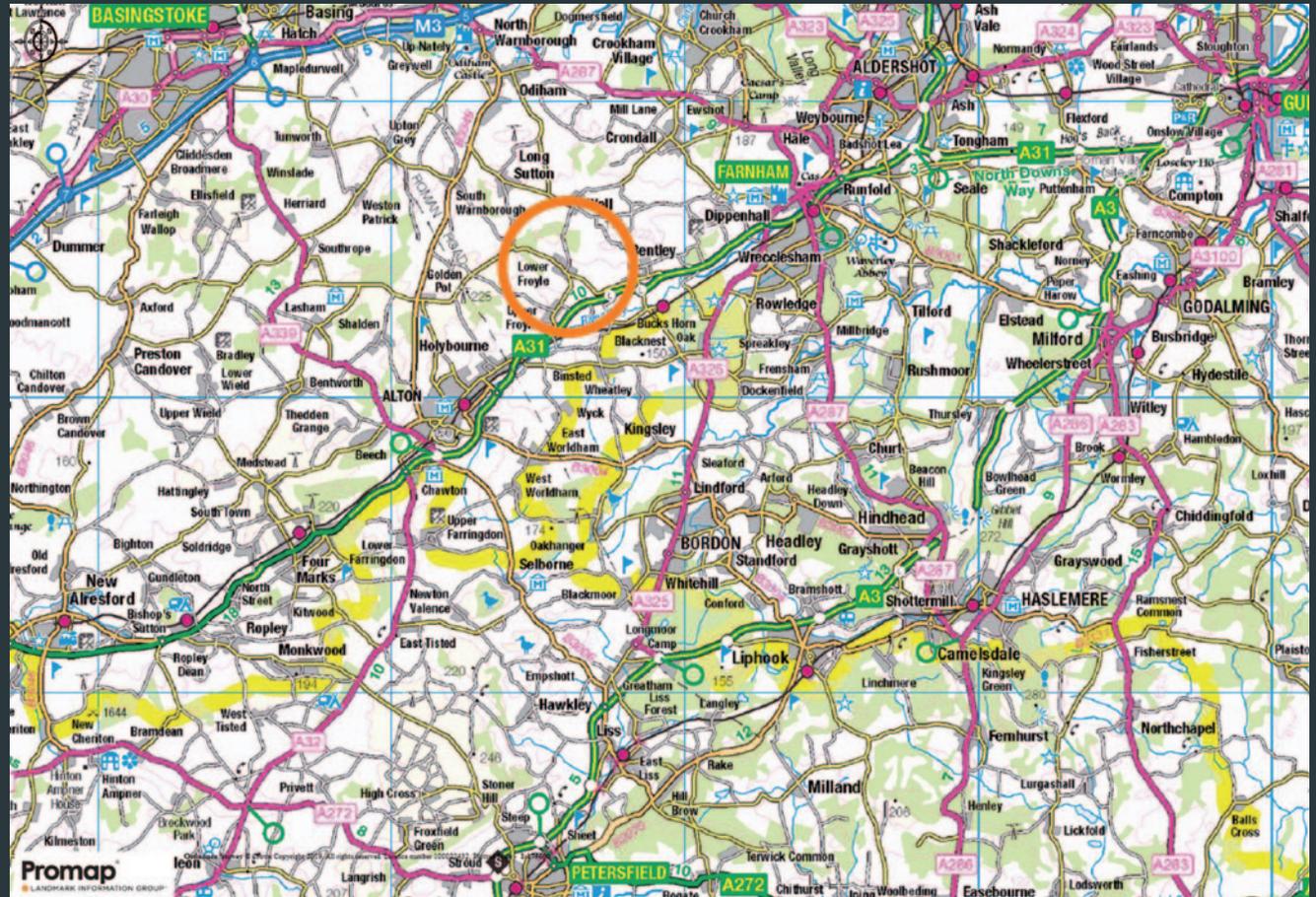
Services: Mains Water, Electricity, Gas and Drainage

Council: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax:
Main House Band H.
Cottage Band C.

EPC: House D60
Cottage E50

Agents Note:
All those items known as fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.



The Agents have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Viewing by prior appointment only

Details and photographs dated June 2019.

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