



Coombefield Cottage

UPPER FROYLE | ALTON | HAMPSHIRE | GU34 4LB

Wilson | Hill

4 Bedrooms (one on ground floor) | Family Bathroom | Entrance Hall | Sitting Room | Dining Room/Family Room | Study/Bedroom 4 | Kitchen | Cloakroom
Single and Double Garage | Garden and Grounds in all about 0.516 of an acre (0.209 ha) | Within Conservation area
Mileages: Alton 4 miles, Farnham 6 miles, Guildford 17 miles, Winchester 21 miles. Local station at Bentley 2.8 miles and M3 J5 8 miles.



eaves and in niches of cottages on his estate and the village became known as 'the village of the saints'. Coombefield Cottage has the only 'inside' Saint statue, of St Joan of Arc standing in a window.

| Location

Upper Froyle is well located between Alton and Farnham with handy access to the A31 and yet part of an unspoilt rural landscape. Coombefield Cottage is positioned between the villages of Upper and Lower Froyle which interact together as communities and share amenities, such as a village hall and the Church.

The extensive network of footpaths and bridleways providing amazing walks and cycling routes. The A31 is within a mile and provides good regional transport links to Guildford and Winchester. There is a local station at Bentley where there is also a village shop.

| Outside

The garden and grounds have been well established and landscaped over many years and arranged either side and to the rear of the house. Essentially lawn with fruit trees and mature hedges, providing secluded areas and options for sitting outside according to season and light. The outer grounds are also largely laid to lawn with several fruit trees and a vegetable area. There is a gravel drive, leading to the single and double garage. A public footpath passes along the drive and through the outer grounds to a stile which crosses the fields to the rear. In all the garden and grounds are about 0.516 of an acre (0.209 ha).



| The Property

Coombefield Cottage is a Grade II Listed country home, once a pair of 17th Century cottages with later additions and now a single detached thatched cottage with plenty of character. Upstairs the house has a cosy cottage feel with views over farmland. Downstairs the two main reception rooms are well arranged in the heart of the house and have lightly beamed ceilings, an updated galley kitchen to the rear and a handy ground floor bedroom/study. Openly for sale for the first time in over 46 years.

In the early 20th Century, the village was owned by Sir Hubert Miller who placed statues of saints under



“ We’ve loved being on the edge of the village with fields behind and country walks on our doorstep, yet within easy reach of Alton or Farnham ”

Directions to GU34 4LB

From Alton, follow the A31 dual carriageway towards Farnham/Guildford, after 1.1 miles the road narrows to single carriageway. Take the first left turning (Upper Froyle/Hen & Chicken) go up the slip road and turn left just beyond the Hen & Chicken pub (signposted Upper Froyle). Follow this lane for 0.8 of a mile and Coombefield Cottage is on your left (after the white cottage, St Katherine's). There is a shared entrance but fork right up the gravel drive.



Services: All mains services

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

Council Tax: Band G

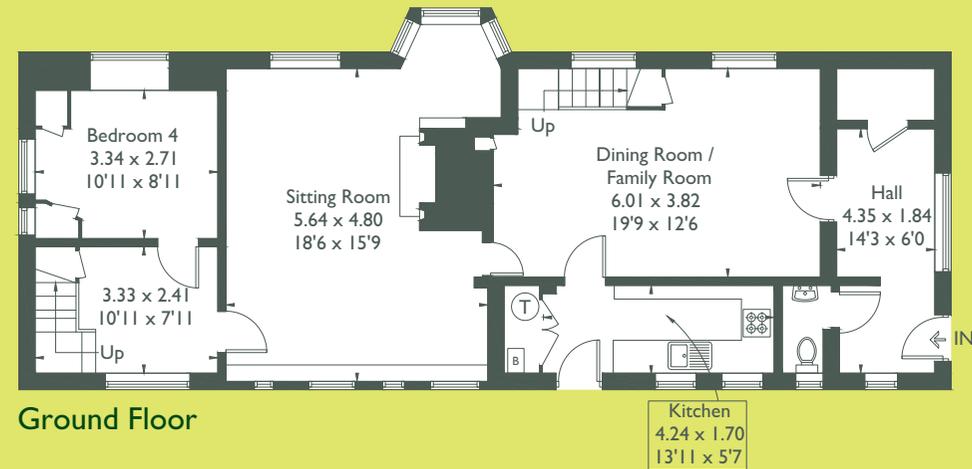
Agents Note: The gravelled drive does not form part of the freehold title, but rights of access are reserved over it.

Viewing strictly by appointment

Approximate Gross Internal Area = 147 sq m / 1582 sq ft
(Excluding Eaves Storage)



First Floor



Ground Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 153528

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Wilson Hill 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.

Details and photographs dated September 2015.