



School House

UPPER FROYLE | ALTON | HAMPSHIRE | GU34 4LB

Wilson | Hill

2 Bedrooms | En suite Shower Room & En Suite Bathroom | Entrance Hall | Study/Snug | Open Plan Kitchen/Dining Room/Sitting Room | Cloakroom | Utility Room
Outbuilding | Parking for Several Cars | Garden about 0.25 of an acre (0.10 ha)

Mileages: Alton 4 miles, Farnham 6 miles, Odiham 6 miles Guildford 17 miles, Winchester 21 miles. Local station at Bentley 2.8 miles and M3 J5 8 miles.



| The Property

School House is a charming character house with striking gabled stone elevations. Inside the house has generous ceiling heights and an L shaped open plan kitchen/dining/sitting room with roof lantern and French windows to the garden. A front reception room provides a cosy study/snug and upstairs are two double bedrooms both with en-suite bath/shower rooms. The main rear bedroom has a lovely view over the garden to open farmland beyond.





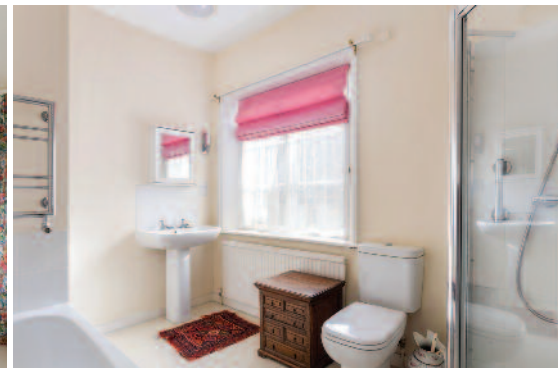
| Location

Upper Froyle is located between Alton and Farnham with handy access to the A31 and yet part of an unspoilt rural landscape that has remained largely unaltered over many centuries. School House is well positioned in the heart of the village within the conservation area. The villages of Upper and Lower Froyle interact together as communities and share amenities, such as a village hall and the Church. The property is privately set back from the village lane and backs onto farmland to the rear with a wonderful rural aspect. There is a small convenience store at the village petrol station adjacent to the Hen & Chicken pub, half a mile away.

The extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts. The A31 is within a mile and provides good regional transport links to Guildford and Winchester. There is a local station at Bentley with 26 trains daily to Waterloo (1 hour 7 minutes), where there is also a village shop and school. More extensive shopping is available in Alton or Farnham including Waitrose and Sainsbury's stores. There are primary schools in Holybourne and Bentley and Alton has two secondary schools and a sixth form college.

| Outside

A drive leads up to a parking area at the front of the house with several mature trees providing shelter and screening from the lane. Shrubs and laurel give boundary cover and the main garden is at the rear of the house. An old outbuilding at the rear is attached to the house which is handy for storage and there is a sheltered terrace behind the house. The garden is laid mainly to lawn with an old wall on one side and backs on to farmland with lovely views. In all about 0.25 of an acre (0.10 ha).



I 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 into the heart of the village, passing the church on your right, soon after you will see The Old School (on your left) and the drive to School House is next on your left.

 **WHAT 3 WORDS** //recall.pasta.drumbeat



Viewing strictly by appointment.

Approximate Area = 118.8 sq m / 1279 sq ft
Outbuilding = 12.5 sq m / 134 sq ft
Total = 131.3 sq m / 1413 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307287

Services: All mains services

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

Council Tax: Band E

EPC: E49

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 October 2022.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill