



DELIGHTFUL PERIOD COTTAGE WITH CHARMING GARDEN AND HAMPSHIRE COUNTRYSIDE VIEWS

THE BARRACKS, UPPER FROYLE, HAMPSHIRE

savills

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Entrance porch ♦ cloakroom ♦ sitting room ♦ kitchen/dining room ♦ pantry ♦ three bedrooms ♦ family bathroom ♦ loft room
detached modern oak barn with mezzanine level ♦ workshop
tool store ♦ landscaped garden ♦ single garage ♦ parking

Description

5 The Barracks is an attached Grade II listed period cottage, understood to date from 1750 and is one of five houses located around a courtyard. The house is delightfully presented with period charm. The property has a bright yet cosy atmosphere throughout, perfectly suited to this characterful cottage.

The ground floor comprises an entrance porch and cloakroom, a pleasant sitting room with a fireplace with wood burner and a hand-crafted kitchen/dining room with oak flooring, pantry and utility cupboards. Both kitchen and sitting room enjoys fine westerly views over the pretty garden.

The first floor accommodates three bedrooms and a well-fitted bathroom, the principal bedroom has a vaulted ceiling. A 'Dutch-Paddle' staircase leads to the 2nd floor loft space which is ideal for a study, snug or storage.

Barn

To the rear of the property is a beautifully installed and suitably positioned modern oak framed barn with internal mezzanine level. With electric supply and underfloor heating, this space is perfectly suited to be set up as a home office, party room or a one bed annexe.

Gardens and Grounds

The house is approached from the lane via a stone path that leads through the garden to a private terrace and seating area at the rear of the cottage. The south/south westerly facing gardens are a delightful feature, with lawn area and beautifully created, well stocked floral and herbaceous borders and fruit trees. Set in front of the barn is a very private seated area which is a perfect little sun trap spot.

To the front of the house is a shared courtyard providing parking. There is a rear entrance by the garage where there is additional parking. The house and garden enjoys delightful views across the Hampshire open farmland and countryside views beyond.



Situation

Bentley 2.6 miles (4.18 km), Bentley Station 3.5 miles (5.63 km), Farnham town centre and station 6.8 miles (10.94 km), Winchester 20.9 miles (33.63 km), Basingstoke 13 miles (20.92 km), London 48.7 miles (78.37 km). All distances are approximate.

The parish of Lower Froyle and Upper Froyle has a church, two public houses and a petrol station. Just 3 miles away is the village of Bentley village shop/post office and train station. The nearby town of Alton offers a wider range of local services for daily needs with a broader range of recreational, shopping and cultural facilities available at Farnham, Winchester and Basingstoke.

Communications are good with the A31 providing ready access to London and the south-west and linking via the A3 at Wisley with the M25 for the airports and the national motorway network. There is also access to the M3 via the A331. Main line train services are available at Alton, Bentley and Farnham with journey times to London from around one hour.

There is a wide choice of good schools in the area including Alton Convent, Lord Wandsworth, Frensham Heights, Highfield, Edgeborough, Amesbury and St Edmunds among many others. Recreational opportunities include golf at a number of clubs within reach including Farnham Park, Alton and Blacknest among others. There are also multi-activity sport and leisure centres at Alton and Farnham, sailing at Frensham, racing at Sandown, Ascot and Newbury. In addition, the surrounding countryside provides ample opportunity for walking and riding in some outstandingly beautiful countryside.

Directions

Head west out of Farnham and join the A31, the Alton Road and continue for approximately 5 miles. Turn right at The Hen and Chicken Pub, sign posted to Upper Froyle and proceed along the road until the sharp bend, where you will need to turn left. When the road forks, keep to the right. The Barracks will be found at the top of the single track road on the right. There is a parking space here directly in front of the property. Alternatively, after the fork in the road, take the second right hand turn along a track which leads to the single garage and parking space which is to the rear of the property.

Tenure: Freehold

Services: All mains services. Gas fired central heating.

Postal Address: 5 The Barracks, Upper Froyle, Hampshire, GU34 4JR

Local Authority: East Hampshire District Council 01730 266551

Fixtures & Fittings

All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing: Strictly by appointment with Savills.



The Barracks, Upper Froyle, Alton, Hampshire, GU34 4JR

Gross Internal Area (approx) = 103.8 sq m / 1117 sq ft

(Including Loft / Excluding Eaves / Void)

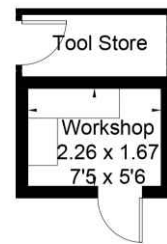
Workshop / Studio Barn = 23.3 sq m / 251 sq ft

Garage = 16.4 sq m / 176 sq ft

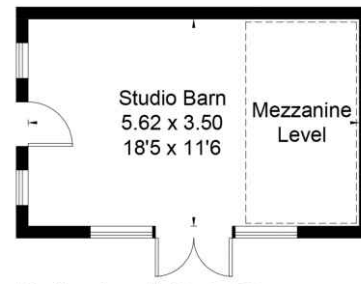
Total = 143.5 sq m / 1544 sq ft

For identification only. Not to scale.

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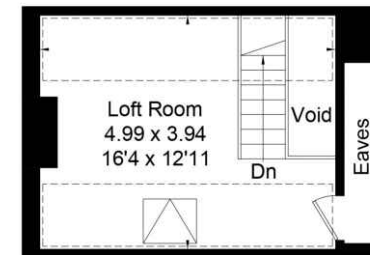


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Location / Orientation)

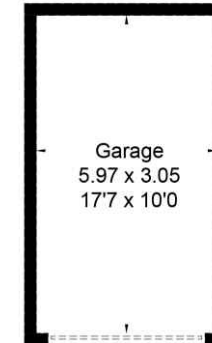


Detached Oak Barn

(Not Shown In Actual
Location / Orientation)

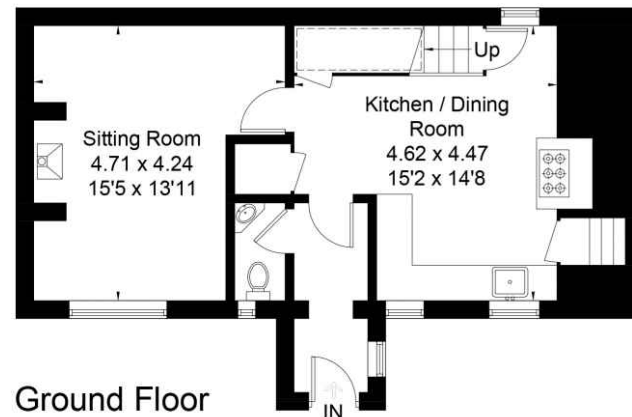


Second Floor

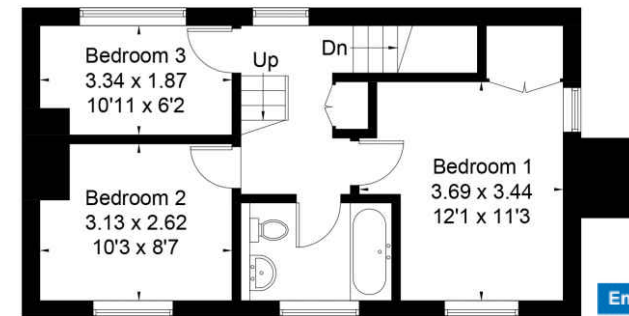


(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0'



Ground Floor



First Floor

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

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