



Spacious converted farm building in a rural location

Ryebridge Lane, Upper Froyle, Hampshire GU34 4JX

Freehold



56 ft Open plan living space • Study • Principle bedroom with dressing room & en suite • 3 further bedrooms (1 en suite) • Parking for 2 cars • Garden

Local information

The parish of Lower Froyle and Upper Froyle has a church, two public houses and a petrol station. Just three 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 the national motorway network.

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 and sailing at Frensham Great Pond.

In addition, the surrounding countryside provides ample opportunity for walking and riding in some outstandingly beautiful countryside.

About this property

Froyle House Mews has recently been created within a Grade II listed former farm buildings of Froyle House. The overall finish of the property is in a contemporary

style.

The main living area is over 56 ft in length, with a sitting area with four sets of French doors opening on to the front lawn allowing for the space to be naturally bright, a dining area and a kitchen. The kitchen is fitted in a contemporary style with tiled splash back, quartz work top and is without appliances. There is a generous study with a pair of French doors a ground floor bedroom and two ground floor bathrooms.

There are two sets of stairs to the first floor. One of the sets of stairs arrives in the dressing room of the principle bedroom which has an en suite bathroom. The other set of stairs gives access to two further bedrooms, one of which is en suite.

Outside

The property is approached via a shared gravel driveway and has its own gated space for parking. The level garden is laid to lawn and enclosed by fencing and a newly planted conifer hedge.

Agents Note; There is further land to the rear of the property is available via separate negotiation.

Tenure

Freehold

Local Authority

East Hampshire District

Viewing

Strictly by appointment with Savills





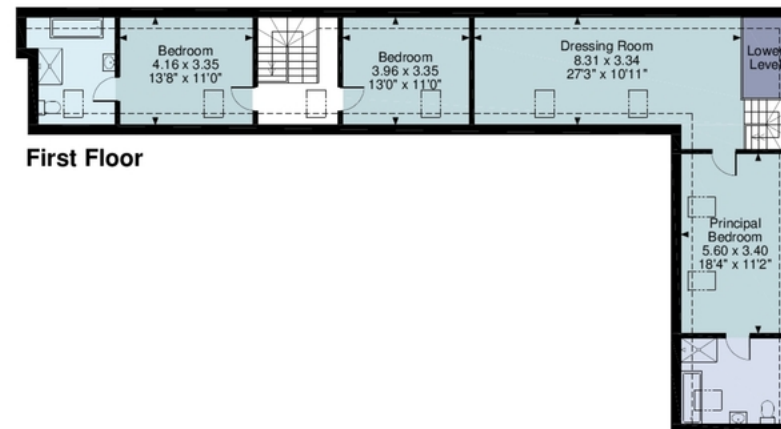
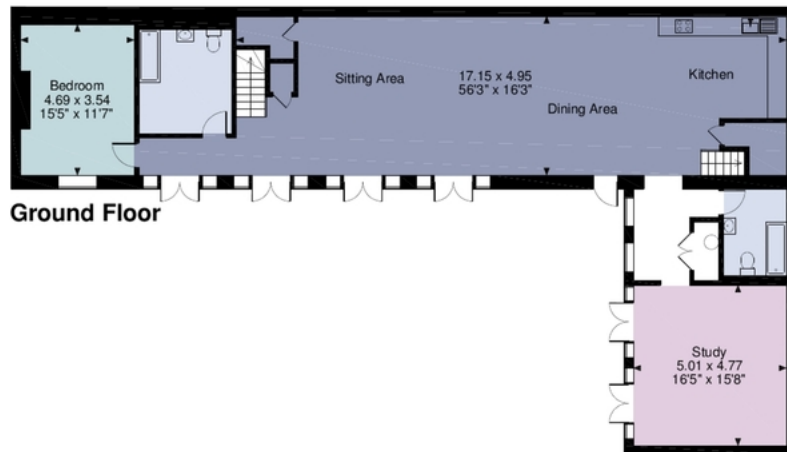
Ryebriidge Lane, Upper Froyle, Hampshire GU34 4JX

Gross internal area (approx) 2,586 sq ft / 240 sq m

Savills Farnham
01252 729000
farnham@savills.com



savills.co.uk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8428480/JPN

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027013 Job ID: 144361 User initials: ca

