



Spacious & modern house in a sought after village

1 Miller Lane, Upper Froyle, Alton, Hampshire, GU34 4FE

Freehold



Reception hall • Sitting room • Family kitchen •
Principal bedroom with en suite • 4 Further bedrooms •
2 Further bathrooms • Detached double garage •
Garden with office/studio

Local information

Miller Lane is located within the village of Upper Froyle. Together with Lower Froyle, these quintessential Hampshire villages together have a strong and active community, a village hall and two public houses, local store and West End Flower Farm and Farm Shop. The larger village of Bentley provides a further shop.

The historic market towns of Alton & Farnham are close by and have a good variety of independent and High Street shops together with supermarkets, including a Waitrose, Tesco's, Sainsbury's & M&S.

The A31 provides easy links to the A3 and M3 & M25 providing a route to London, Heathrow and Gatwick airports and the national motorway network. A mainline services to London Waterloo (within an hour) is available from Bentley station.

Local schools include, Binsted and Bentley primary schools, Eggar's secondary school in Alton, Alton School, and Lord Wandsworth Collage. The surrounding countryside is well known for its outstanding natural beauty and there are many opportunities for walking and riding with access to foot and bridleways directly from the property.

About this property

The property is a modern home built in 2015 offering accommodation over 2700 sq ft across three floors. The house is presented to a high standard throughout and has a light and

airy feel.

There is a welcoming entrance hall with cloak room which lead to a generous double aspect sitting room. The excellent family kitchen has space for dining and double glass doors providing access to the garden. The kitchen is fitted with a bespoke traditionally styled kitchen with built in appliances, a range oven and a breakfast bar.

The first floor accommodates a master bedroom which benefits from an en suite and built in wardrobes, there are two further double bedrooms and a good size family bathroom. On the second floor there are two further bedrooms which share a bathroom. All the bathrooms are well-appointed.

Outside, a pathway to the front door screened by mature hedging and lawn areas. To the rear is paved sun terrace ideal for entertaining, relaxing & al fresco dining, further lawn areas, mature flower & shrub borders all enclosed by a garden wall offering a good degree of privacy and seclusion and enjoys a sought after southerly aspect. Within the garden is an attractive studio/office room which has power connected to it with double doors and a side door opening into the garden. There two parking space in front of a double garage.

Services; All mains services.

Tenure

Freehold

Local Authority

East Hampshire





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Gross internal area (approx) 2286 sq ft / 212.4 sq m

Outbuildings 519 sq ft / 48.2 sq m

Total 2805 sq ft / 260.6 sq m

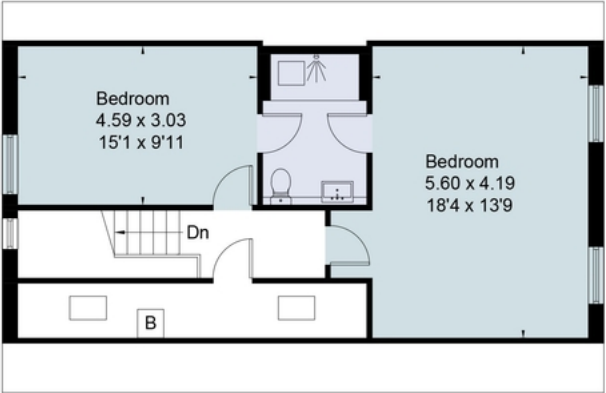
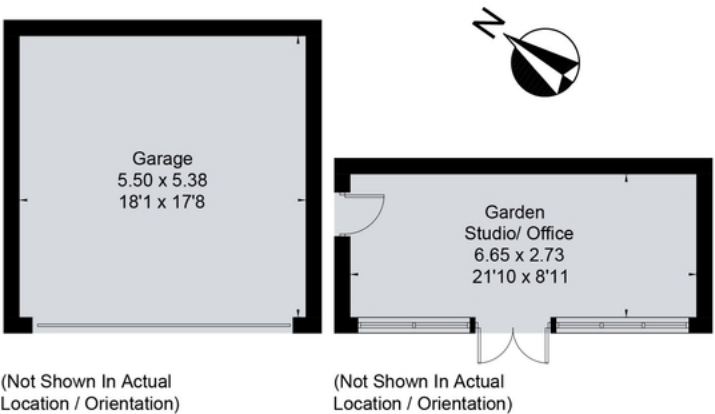


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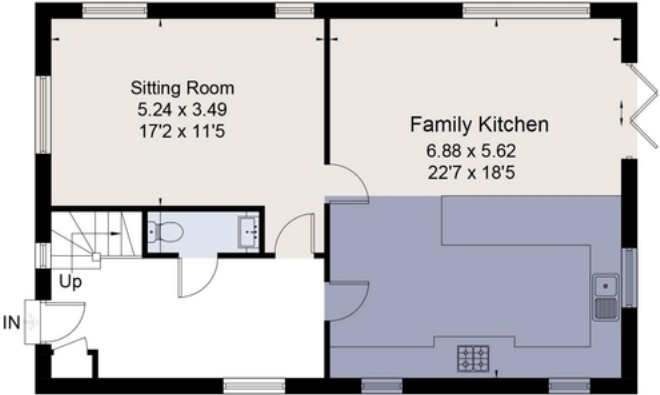
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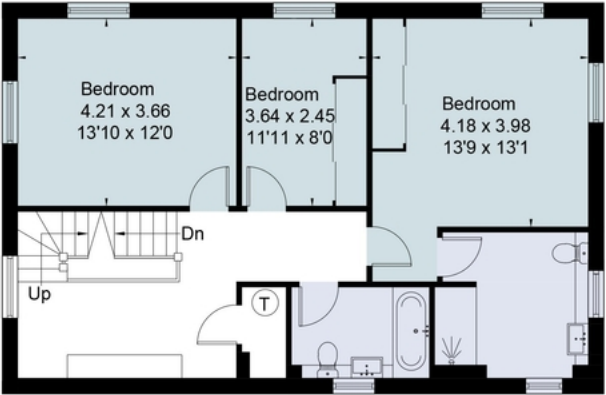
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Second Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	90
(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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