



Excellent family accommodation with rural views

3 Fiennes Lane, Upper Froyle, Hampshire, GU34 4FA

£1,600,000 Freehold





3 Reception rooms • Excellent family kitchen • Utility room • 2 En suite bedrooms • 3 Further bedrooms and a family bathroom • Driveway & detached double garage • Enclosed garden with terrace

Local information

The property 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 and 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 and M25 and the national motorway networks as well as Heathrow, Gatwick and Southampton airports.

There is a mainline railway station in Bentley which provides a services to London Waterloo (within an hour).

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

3 Fiennes Lane is an attractive individually designed property built in 2017 to a high specification with classic features such as a tile hung façade, steep pitch roof and beautifully presented interiors.

The property offers over 3000 sq ft of bright and versatile accommodation, perfectly suited to modern family living.

There is a welcoming and spacious entrance hall with double doors opening into a central reception room, used as the dining room with windows overlooking garden and double doors leading to the sitting room and family kitchen.

The sitting room is a spacious and bright room and features a wood burner and two sets of glazed double doors opening out to the terrace.

The excellent family kitchen is fitted with a beautifully designed and fitted kitchen, featuring a range cooker, quartz worktops and built-in appliances including fridge and freezer, dishwasher, wine cooler and traditional butler sink. There is also a water softener fitted and a waste disposal unit to the sink. The design of the kitchen features a central island with breakfast bar seating and there is space for either informal everyday dining or soft seating. There are double doors and a bi-fold glass door that open up this fabulous space



to the garden and terrace, perfect for the warmer months and allows there to be a great amount of natural light.

To compliment the kitchen there is a utility room where there is access out to the side of the house.

A forward-facing study with a wide bay window and guest WC complete the ground floor accommodation. There is under floor heating throughout the ground floor.

The first floor accommodates an excellent selection of bedrooms including a principal and guest en suite bedroom. There are further three bedrooms served by a family bathroom. All the bedrooms have fitted wardrobes and the bathrooms are well-appointed and have underfloor heating.

Outside, the property benefits from a wide block paved driveway leading to a detached double garage. Accessed via a gate at the front of the property is a log store and there is an attached shed.

Directly to the rear of the property there is a paved terrace spanning the width of the property and level garden laid to lawn that is fully enclosed on all sides with some established planting including attractive pleached trees.

Services; All Mains.

Tenure

Freehold

Local Authority

East Hampshire District Council

Council Tax

Band = G

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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Gross internal area (approx) 3059 sq ft / 284.2 sq m

Outbuildings 453 sq ft / 42.1 sq m

Total 3512 sq ft / 326.3 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	89
(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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