



Delightful period cottage in a rural location

4 Coldrey Farm Cottages, Lower Froyle, Hampshire, GU34 4ND

£695,000 Freehold



2 Reception rooms • Kitchen • Utility • 3 Bedrooms • Bathroom • Driveway • Garden • Summer house & garden store

Local information

Coldrey Farm Cottages are situated on the fringe of the delightful Hampshire village of Lower Froyle. The parish, consisting of Lower and Upper Froyle has a church, a public house and petrol station. There is a village shop/Post Office in the neighbouring village of Bentley. Farnham, Alton and Guildford all offer a wide range of shopping and recreational facilities. Bentley and Farnham have main line stations providing trains to London Waterloo. The M3 and A31 provide fast access to the A3, M25 and the national motorway network. There are a number of good schools in the area including a nursery and primary school in Bentley, Eggars Secondary School in Alton and Lord Wandsworth College in Long Sutton. The surrounding countryside provides opportunities for walking and riding with access to foot and bridleways directly from the property.

About this property

4 Coldrey Farm Cottages is a charming period property that is understood to date from the early 20th century. The cottage is particularly light with open outlook over the gardens towards fields beyond. There is scope to enlarge subject to the usual planning consents. The sitting room has wonderful proportions with a bay window and fireplace with a log burner. Double doors lead through to the dining room with built in library furniture, a log burner and double doors that open out to

the garden. The kitchen has a limestone floor and is fitted with a good range of traditionally styled cabinets, a range cooker and butler sink. A pantry area leads to a charming stable style door giving access to the garden. A guest WC and utility room complete the ground floor. On the first floor there are three bedrooms, all enjoying a picturesque outlook. A family bathroom serves all the bedrooms and features an enclosed shower and freestanding bath. The gardens and outlook are a particular feature of Coldrey Farm Cottages thank to the exceptional rural position. The gardens include a secluded terrace with timber pergola above, a perfect spot for alfresco dining. All around the planting is well established and colourful, framing a pretty path, leading to areas of lawn and to an excellent summer house which has power, heat and light connected. A gate opens to a gravel driveway and parking area, where there is a garden store.

Services: All main services, gas fired central heating.

Tenure

Freehold

Local Authority

East Hants District Council

Council Tax

Band = E

Energy Performance

EPC Rating = D





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Gross internal area (approx) 1308 sq ft / 121.5 sqm

Outbuildings 87 sq ft / 8.1 sq m

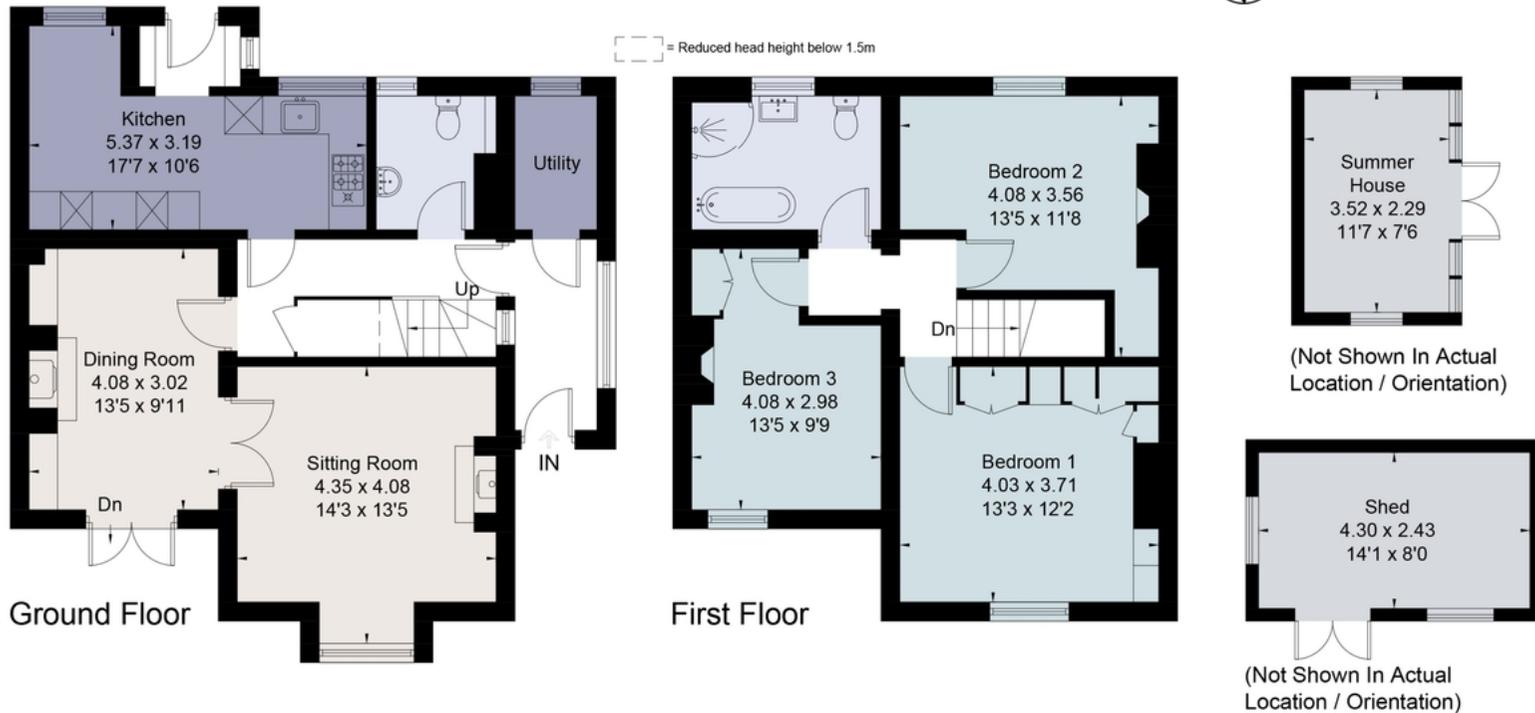
Total 1395 sq ft / 129.6 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(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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