



FROYLE PARK

UPPER FROYLE · HAMPSHIRE

A collection of stylish new and unique converted homes
set in the grounds of an historic country estate near
Alton in Hampshire

Linden
HOMES

A breath of fresh air



Froyle Park is so much more than a development of new luxury properties. Situated in the historic village of Upper Froyle, it is set in its own beautiful mature grounds, on the edge of the North Downs and in the picturesque Hampshire rolling countryside. This collection of stunning, new and restored homes have been carefully developed to enhance the character of both the retained buildings and the village setting. They offer access to a more refined and gentler pace of life, without compromising on the modern lifestyle and technological conveniences we have come to expect. These are not just homes, they are a way of life for those who would expect nothing less.

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Linden
Homes



“This blessed plot,
this earth, this realm,
this England.”

WILLIAM SHAKESPEARE'S RICHARD II



A location steeped in history

Froyle consists of the two villages of Upper and Lower Froyle and is steeped in history dating back to 1086 where the entry in the Domesday Book states succinctly "Froyle – it was ever there". The village is located just outside Alton in Hampshire on the edge of The Downs above the Pilgrims' Way.

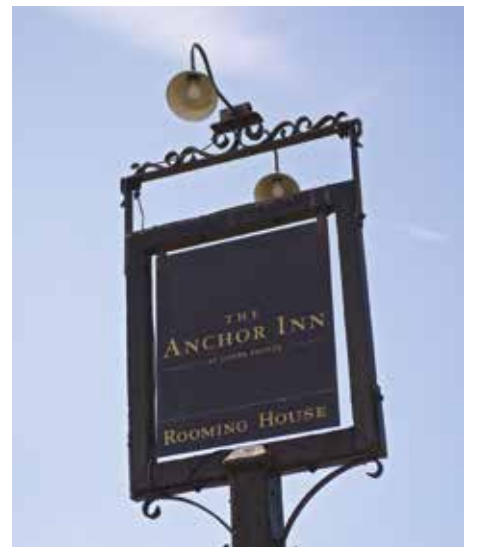
Today it is a bustling and thriving community. Much of that activity revolves around St. Mary's Church, which has been on the site for over 1,000 years - some parts of the building date from 1300 - and the recently refurbished Froyle Village Hall.

Froyle benefits from two public houses; the Hen & Chicken in Upper Froyle – built c.1740 and served as a Chaise House where stagecoaches would stop on their journey to London and the sumptuous Anchor Inn in Lower Froyle under the leadership of accomplished chef Kevin Chandler. At the nearby village of Bentley there is a village shop and post office, perfect for those everyday essentials and another two public houses.

The surrounding scenic Hampshire countryside provides a beautiful backdrop for activities like walking, cycling and horse riding.

Upper Froyle itself is known as 'the village of saints' thanks to the many statues of saints dotted around the properties in the community, including St Anthony of Padua, St Christopher, and several of St Joseph.



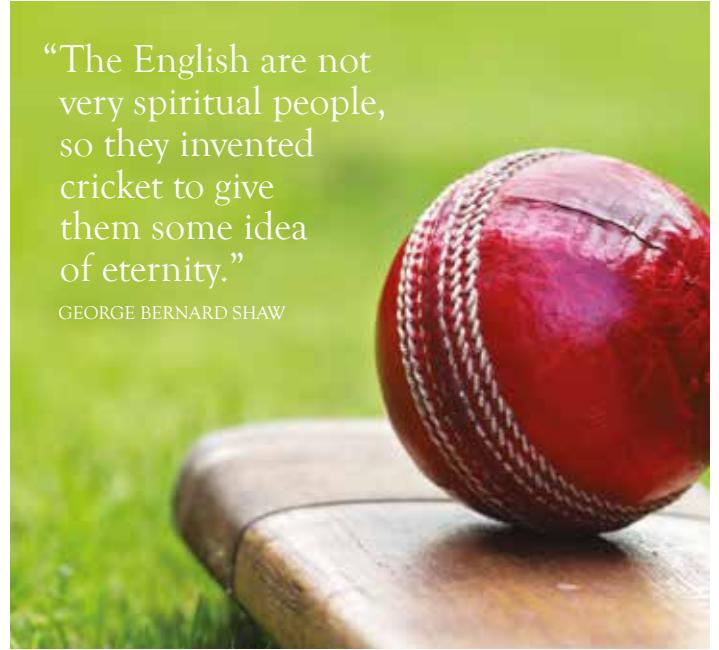


COUNTRY LIFE - *rediscovered*



“The English are not very spiritual people, so they invented cricket to give them some idea of eternity.”

GEORGE BERNARD SHAW





A return to village values





1. Froyle consists of the two villages of Upper and Lower Froyle and is steeped in history dating back to 1086 where the entry in the Domesday Book states succinctly "Froyle – it was ever there."
2. The second Saturday of each month sees the Hampshire Farmers Market in Alton with a wide range of fresh locally produce from meat and fish, to vegetables, cheeses, sandwiches and even local wines.
3. Upper Froyle is known as 'the village of saints' due to the presence of nineteen statues of saints to be found on buildings originally bought in Italy by Sir Hubert Miller, the last Lord of the Manor in the early 20th century.
4. Built in 1620, the original Jacobean Froyle Park Manor House has recently been restored to its former glory and is used as a wedding and events venue.
5. The Hen & Chicken in Upper Froyle – built c.1740 and served as a Chaise House where stagecoaches would stop on their journey to London.
6. Whilst Upper Froyle benefits from its secluded rural country location, it is anything but isolated. The nearby town of Alton is only a few miles away whilst Winchester and Farnham are accessed by the nearby A31.



The perfect place to put down roots

One of the most important considerations when moving home is making sure you are making the right move for your children. The country location is a great place for growing children and the surrounding countryside is a wonderland for exploration. Upper Froyle has many excellent schools right on the doorstep, as well as many other state and private options within easy school run distance.





IN THE IMMEDIATE AREA

EGGAR'S SCHOOL - London Rd, Holybourne
Established in 1642, Eggars is a specialist science college for students from Year 7 through to Year 11

AMERY HILL SCHOOL, Amery Hill
Amery Hill School is based in Alton and is for students from Year 7 through to Year 11

ALTON CONVENT SCHOOL, Anstey Lane
With facilities for children from Foundation through to Sixth Form

ST LAWRENCE C of E PRIMARY SCHOOL, Amery Hill
Based in Alton, teaching from Reception through to Year 6



Slightly
further
afield

When it comes time to escape the peace of Upper Froyle, you are not short of locations offering a slightly faster pace of life. Within easy cycling distance is the market town of Alton with its mix of cafés, coffee houses, restaurants and food shops. From high street names to small independent outlets, there is much on offer.

With the A31 just a minute away, Guildford, Winchester and Basingstoke are all within easy striking distance, opening up the opportunities of first class leisure centres, renowned theatres and revered restaurants.

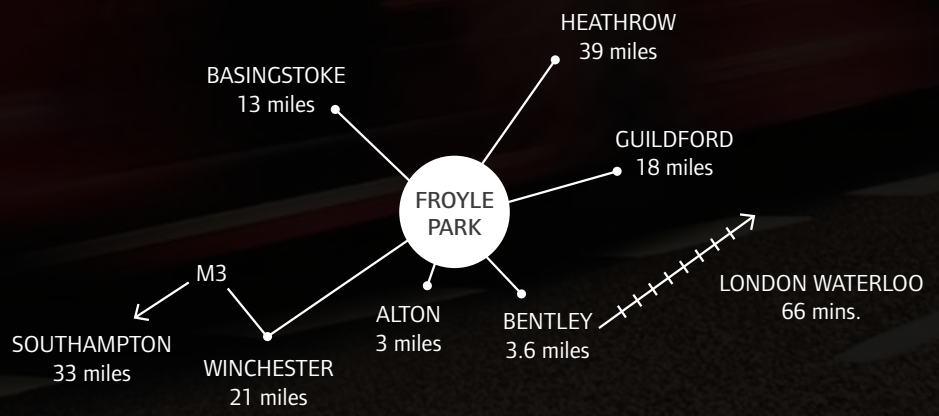
But however far you stray, you can be sure you'll always look forward to returning home.



Out of town, but not out of touch

Froyle Park's idyllic country location is all the more attractive due to its excellent communication links. Whether it's road, rail or even air travel, Upper Froyle is far from being an isolated country retreat. With two local market towns so close, even the humble bicycle can play its part in keeping you connected to the wider world.

Ideally situated for communication links just one mile from the A31 and some five miles south of the M3 motorway (junction 5) with fast access to A3, M25 and the national motorway network in addition to London's Heathrow and Gatwick airports to the east and Southampton airport to the southwest. Just over 3.5 miles northeast of Alton (off the A31), the nearest railway station is at Bentley, two miles east of the village with a journey time to London Waterloo of just over an hour.



In the presence of

The actual grounds of Froyle Park and the retained buildings have a long and rich history. Froyle Park including a Jacobean Grade II Manor House was built in 1620. Originally it was where the last lord of the manor and benefactor of St Mary's Church, Sir Hubert Miller resided. It was Sir Hubert who bought the 19 statues of saints to the village of Upper Froyle from Italy in the 20th century. During the First World War the Manor House was used as a military hospital for soldiers recovering from wounds they received on the Western Front. Today the estate forms the newly renovated Manor House and grounds and provides an exclusive romantic setting for couples to make their wedding vows.

Much of the site, and especially the central quadrangle of Dugan House was originally home to The Treloar College for Disabled Young People established by the new Lord Mayor of London Sir William Purdie Treloar in 1907 when he began an appeal to fund the college and hospital that opened in 1908. The College was a specialist centre providing education, independence training and opportunities for young people with physical disabilities. As time has passed, many of the buildings and facilities have required extensive modernisation so the decision was made to relocate to Holybourne where the school and college has continued to flourish.



1



LEATHER BAG MAKING

Lord Mayor Treloar's College Home and College, Alton, 1908

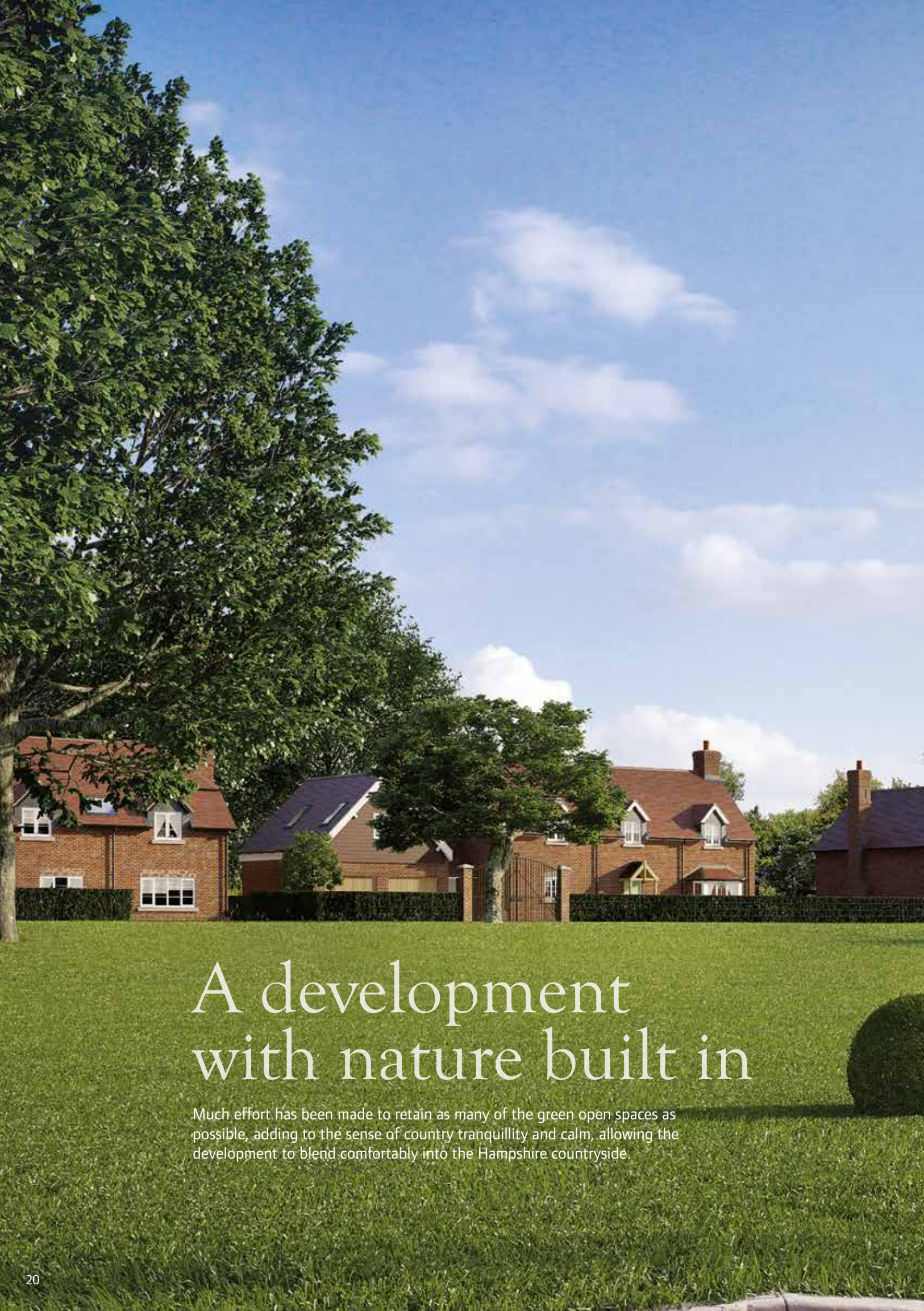


3

history

1. Froyle Manor prior to its restoration into a luxury wedding and events venue.
2. A photograph of the workshop at Treloar College showing the students at work.
3. The archway leading to the central quadrangle at Burnham House.
4. Sir William Purdie Treloar, former Lord Mayor of London and founder of the Treloar College.
5. A drawing of the original Manor House c.1600.
6. The original coat of arms of Froyle Estate.
7. A bust of Sir William Purdie Treloar on the site at Froyle Park.





A development with nature built in

Much effort has been made to retain as many of the green open spaces as possible, adding to the sense of country tranquillity and calm, allowing the development to blend comfortably into the Hampshire countryside.



Froyle Park image/street scene is a computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please ask your Sales Executive for specific details.



Froyle Park has been created to blend into the beautiful Hampshire countryside. With the imposing tree-lined entrance and retained open spaces, the development has been carefully conceived to complement both the surrounding countryside and the local architectural style.





Inspired by tradition and classic country styling

The design and style of the homes at Froyle Park have been carefully crafted to complement the surrounding architectural vernacular. With classic features such as tile hanging and steep pitched roofs they are created to blend into the landscape. Almost every single property has been individually designed to ensure that the resulting street scenes are attractive and pleasing to the eye.



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Froyle Park comprises a magnificent selection of one, two and three bedroom apartments within the refurbished Burnham House and new two, three, four and five bedroom houses together with a new village shop.

It was of paramount importance from the outset that each of the home designs blended seamlessly into this historic and rural setting. This thinking combined with classic architectural detailing such as tile hanging and steep pitched roofs also ensures that the homes complement the local vernacular styles of the surrounding villages.

The entrance to Froyle Park via the grand tree lined avenue provides a welcoming vista whilst also paying homage to a bygone age when visitors arrived at the original Manor House. Froyle Park is also characterized by a wealth of mature, retained trees amongst landscaped grounds that give the development an air of calm seclusion from the outside world.





Froyle Park





Froyle Park site plan is not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Please ask your Sales Executive for specific details.

We shape our
homes and then
our homes shape us

SIR WINSTON CHURCHILL





Traditional styling with a modern twist

The homes at Froyle Park are designed to capture the traditional elegance and style of country living.

Subject to the stage of construction, purchasers can choose to upgrade to a traditional style AGA range style cooker. As well as being a style icon, the AGA range cooker gives off enough ambient heat to keep most kitchens warm, even in winter, which means you're likely never to use the radiator in the kitchen and perhaps even in adjoining rooms.

Additional thoughtful touches such as the use of old style porcelain Belfast sinks, shaker style kitchens and sash style windows create a relaxing and reassuring 'good old fashioned' feeling to the homes.

None of your passion for traditional elegance however comes at the expense of modern convenience. All of the homes are wired to receive the latest TV and broadband connectivity, whilst the heating and insulation standards ensure the maximum energy efficiency, meaning warmer homes and lower energy bills.





Whilst the homes at Froyle Park are traditional on the outside, they offer a modern approach to family life with open plan living space, state of the art heating systems and electrical wiring and the latest entertainment connectivity. There is also the unrivalled attention to detail with soft closing drawers, wine chillers and mood control lighting.







The Enhance Studio in Southampton



The Enhance Studio in Caterham



The Enhance Studio in St Albans



enhance

Style the interior of your new Linden home to your own individual taste.

Enhance is a unique in-house service exclusively available to Linden Homes purchasers. It offers you the chance to tailor your new home ready for the day you move in.

Working with our Style Consultant you can personalise your home from our range of options and potential upgrades, soft furnishings, fixtures and fittings. As an added bonus many of the Enhance products are completely VAT free.

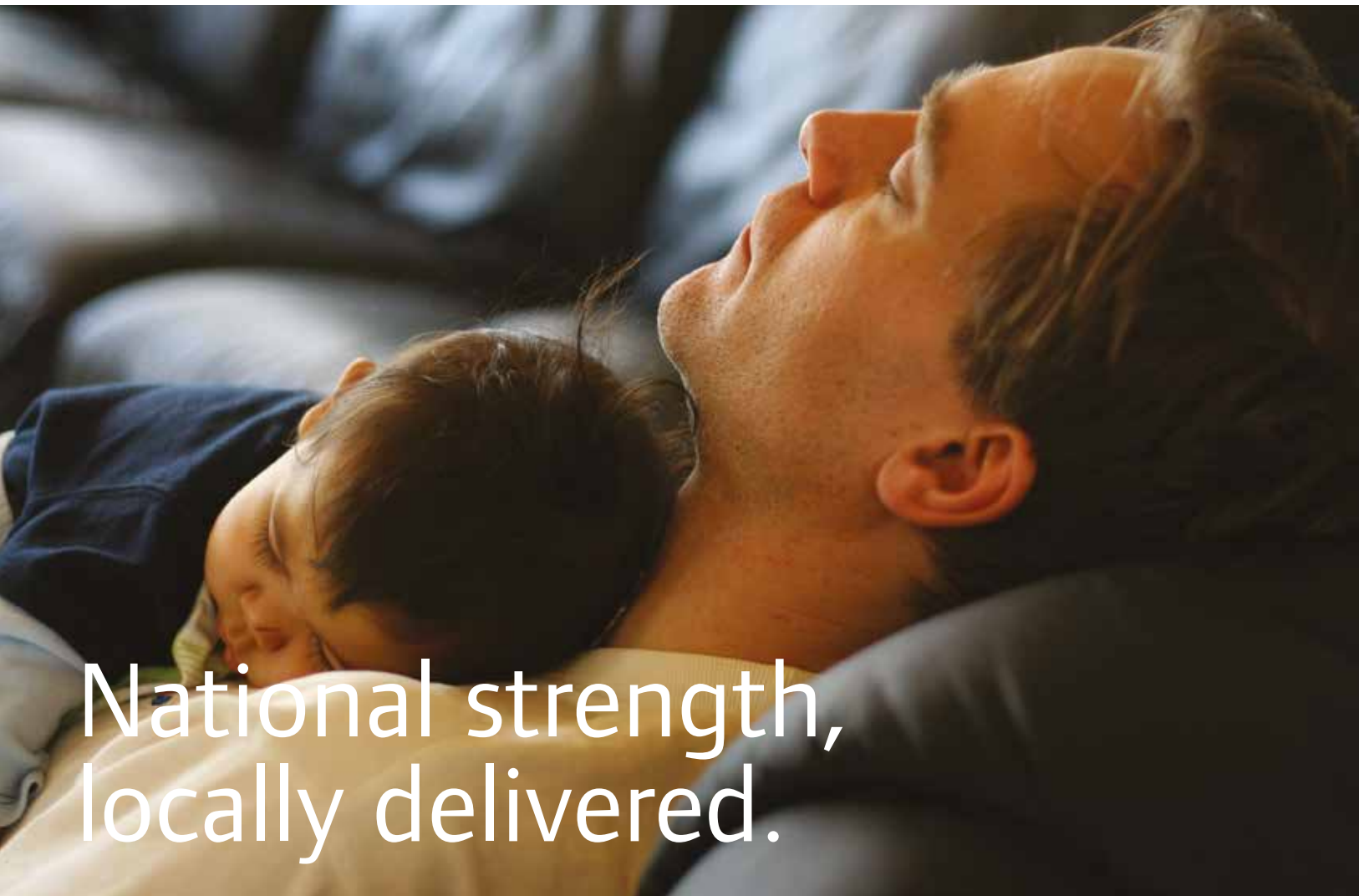
The range of stylish Enhance products is extensive and includes:

- Kitchen units & worktops
- Flooring options
- Curtains & blinds
- Lighting
- Bathroom fittings
- Fitted wardrobes
- Security features

For full details of the options available, and a detailed explanation of the Enhance service visit lindenhomes.co.uk/enhance or ask your Sales Executive.



The Enhance Studio in Caterham



National strength, locally delivered.

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible house builder these commitments ensure we are accountable to you, your community and the environment.



CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our Customer Charter describes our commitment to providing you with a first class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.



FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Bridge in Scotland.



NEW HOMES MORTGAGE HELPLINE

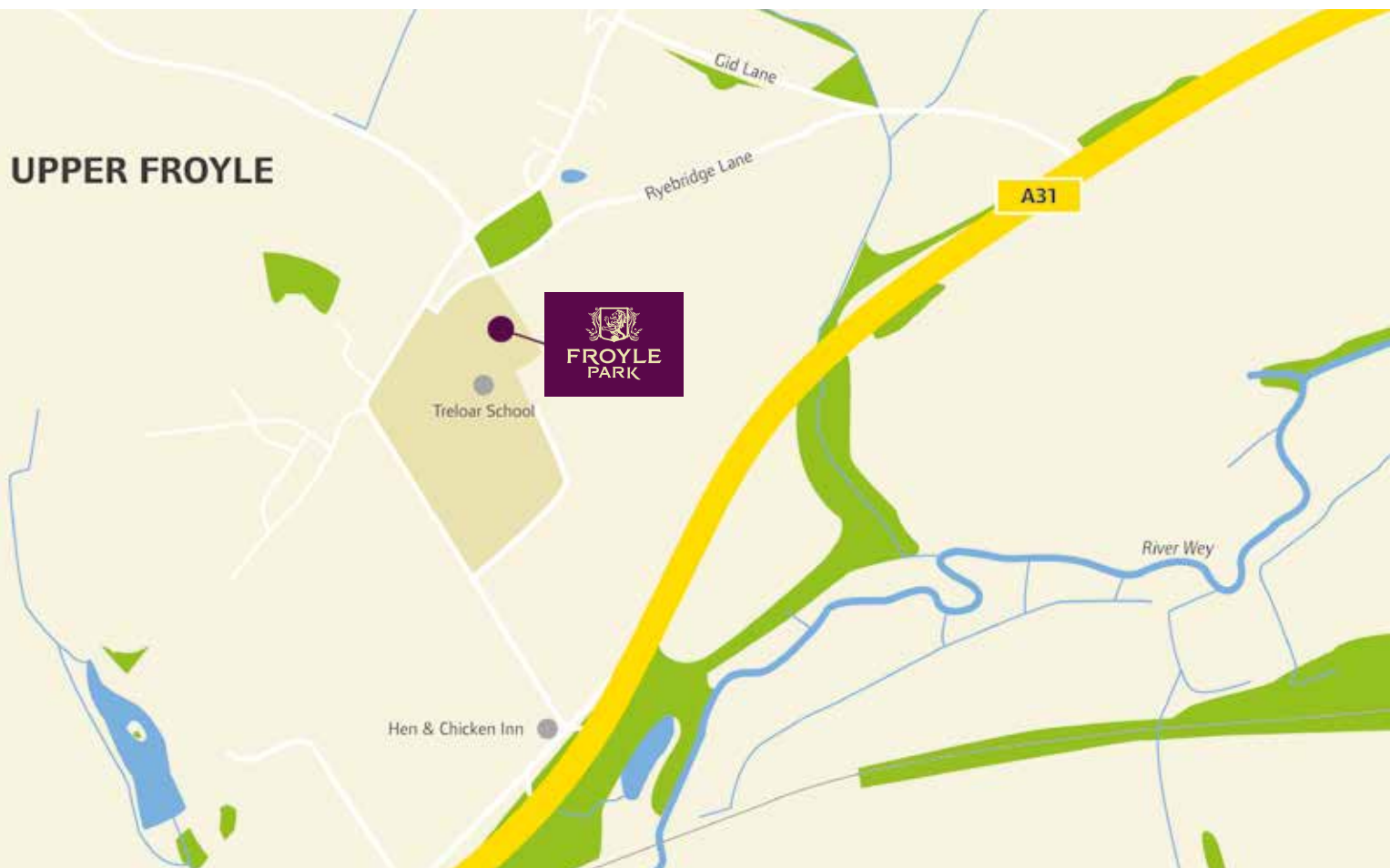
As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**

Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.



UPPER FROYLE



Directions from Guildford

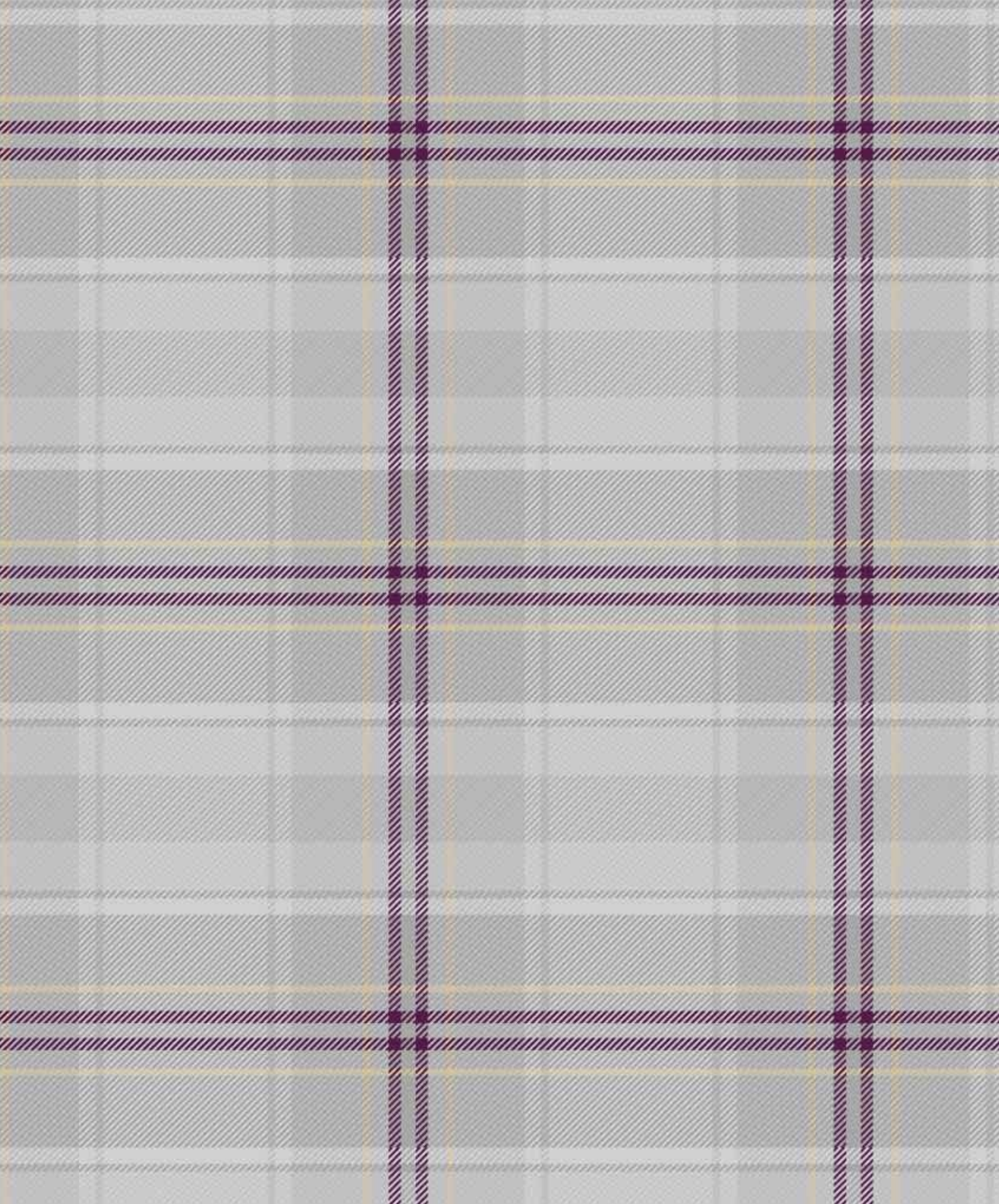
Follow A320, York Road/A246 and A322 to Farnham Road/A31. Head northwest on North Street/A320 towards Chertsey Street and turn right onto Chertsey St/A320. Take the next left onto York Road/A246, continue until the roundabout and take the first exit onto Onslow Street/A322. Follow the road around to the right to stay on A322 and then take the first left onto Farnham Road/A31. Continue along A31 across three roundabouts and then turn right. Froyle Park can be found on the right.

*Froyle Park, Ryebidge Road, Upper Froyle,
Hampshire GU34 4LA*

Call for more information

0844 644 9837

lindhomes.co.uk/froylepark



For all sales enquiries please call
0844 644 9837
lindenhomes.co.uk



Plot 27

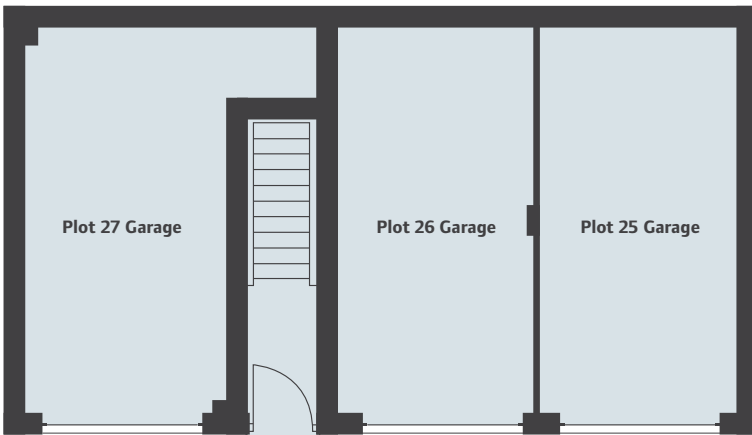
1 bedroom home



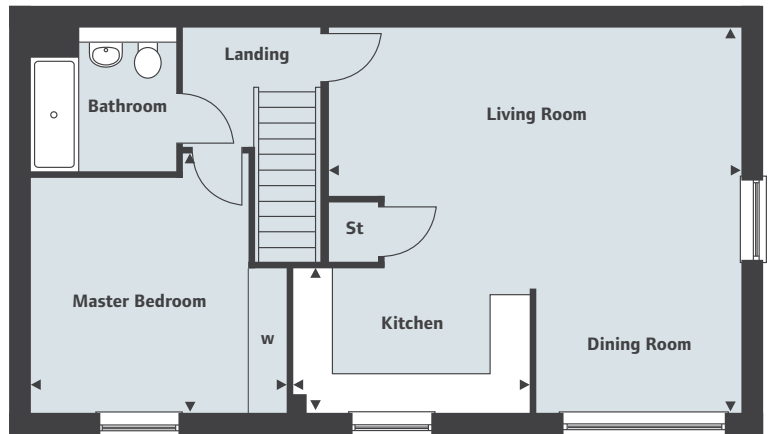
FIRST FLOOR

Kitchen	3600 x 2190mm	11'10" x 7'2"
Living/Dining Room	6250 x 5870mm	20'6" x 19'3"
Master Bedroom	3880 x 3920mm	12'9" x 12'10"

TOTAL AREA 63.3m² 681.36ft²



GROUND FLOOR



FIRST FLOOR

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Plot 22

3 bedroom home



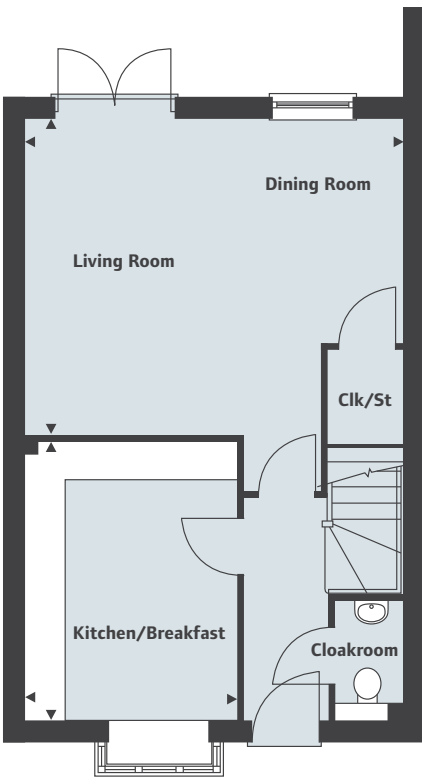
GROUND FLOOR

Kitchen/Breakfast	3160 x 4200mm	10'4" x 13'9"
Living/Dining Room	5630 x 4710mm	18'5" x 15'5"

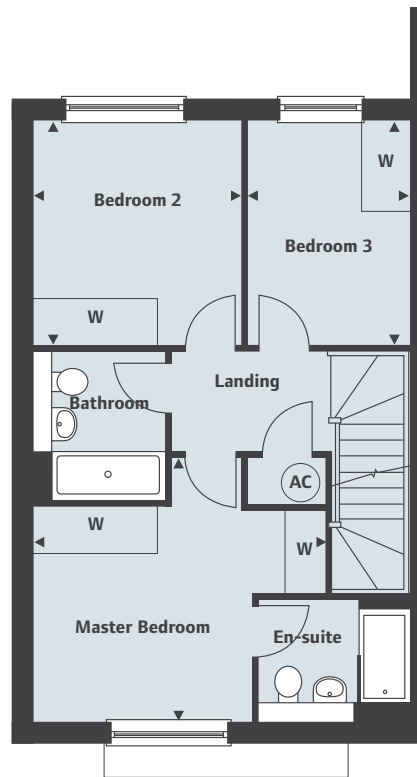
FIRST FLOOR

Master Bedroom	4370 x 3930mm	14'4" x 12'11"
Bedroom 2	3100 x 3350mm	10'2" x 11'0"
Bedroom 3	2430 x 3350mm	8'0" x 11'0"

TOTAL AREA	101.24m ²	1089.7ft ²
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GROUND FLOOR



FIRST FLOOR

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Plots 23 & 24

3 bedroom home



PLOT 24 HANDED

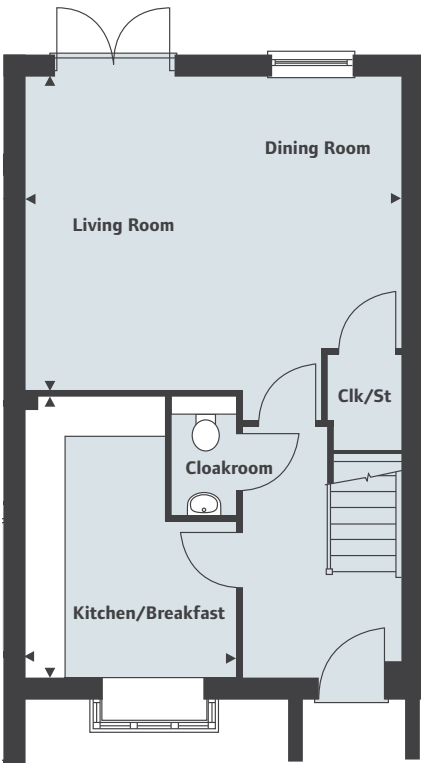
GROUND FLOOR

Kitchen/Breakfast	3160 x 4200mm	10'4" x 13'9"
Living/Dining Room	5610 x 4710mm	18'5" x 15'5"

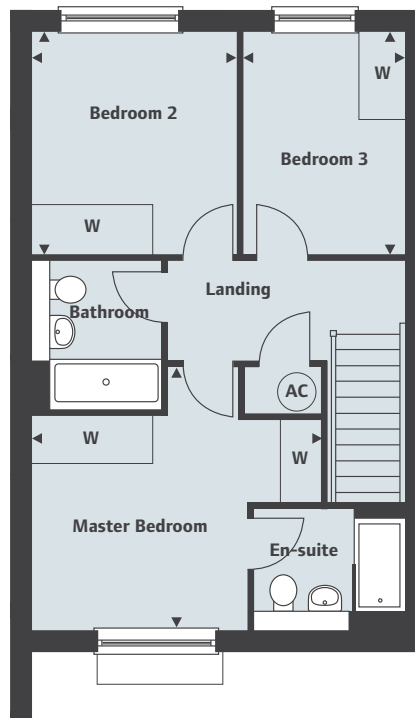
FIRST FLOOR

Master Bedroom	4370 x 3930mm	14'4" x 12'11"
Bedroom 2	3110 x 3350mm	10'2" x 11'0"
Bedroom 3	2410 x 3350mm	8'0" x 11'0"

TOTAL AREA	101.24m ²	1089.7ft ²
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GROUND FLOOR



FIRST FLOOR

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Plot 25

3 bedroom home



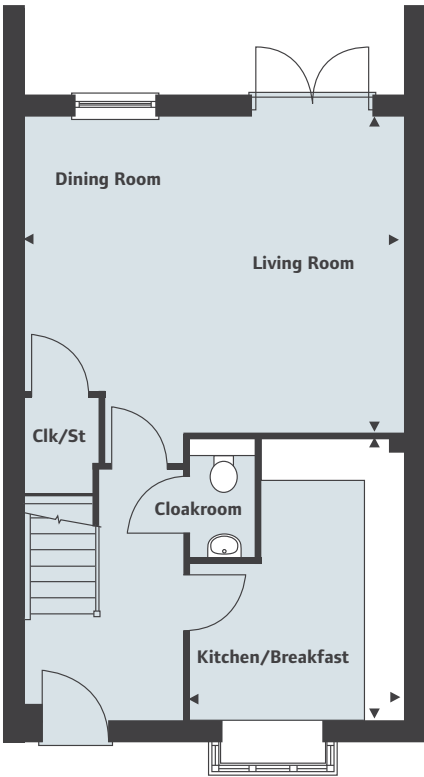
GROUND FLOOR

Kitchen/Breakfast	3160 x 4200mm	10'4" x 13'9"
Living/Dining Room	5610 x 4710mm	18'5" x 15'5"

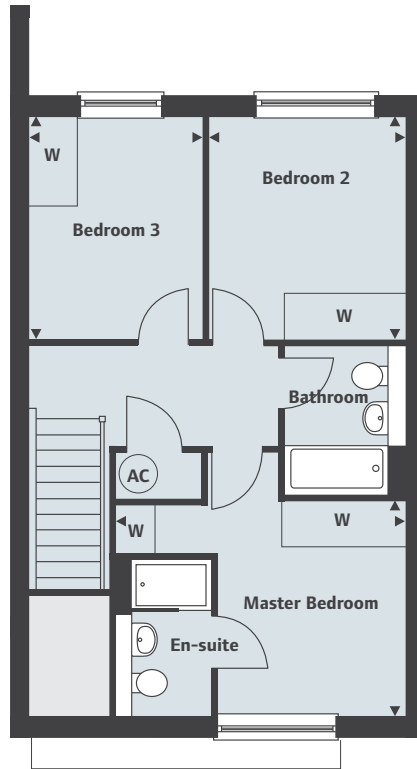
FIRST FLOOR

Master Bedroom	4370 x 3930mm	14'4" x 12'11"
Bedroom 2	3110 x 3350mm	10'2" x 11'0"
Bedroom 3	2410 x 3350mm	8'0" x 11'0"

TOTAL AREA	101.24m ²	1089.7ft ²
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GROUND FLOOR



FIRST FLOOR

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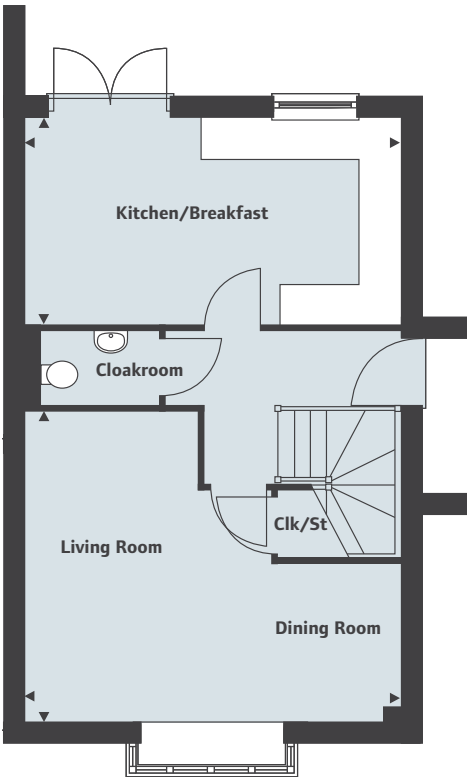


Plot 26

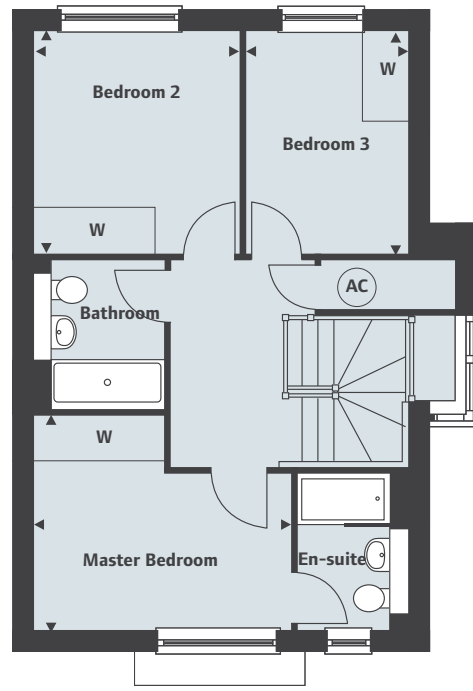
3 bedroom home



GROUND FLOOR		
Kitchen/Breakfast	5630 x 3070mm	18'5" x 10'1"
Living/Dining Room	5630 x 4650mm	18'5" x 15'3"
FIRST FLOOR		
Master Bedroom	3750 x 3200mm	12'4" x 10'6"
Bedroom 2	3100 x 3350mm	10'2" x 11'0"
Bedroom 3	2430 x 3350mm	8'0" x 11'0"
TOTAL AREA	101m²	1089.2ft²



GROUND FLOOR



FIRST FLOOR

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Plot 28

3 bedroom home



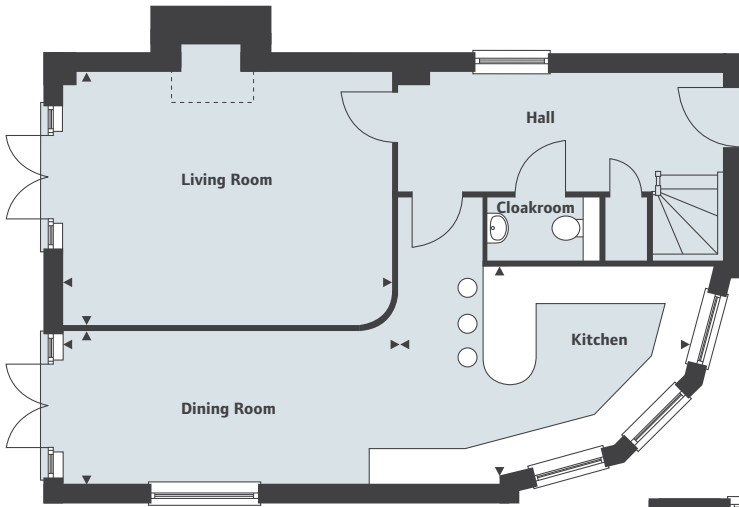
GROUND FLOOR

Kitchen	5230 x 3482mm	17'2" x 11'5"
Dining Room	5626 x 2540mm	18'6" x 8'4"
Living Room	5480 x 4190mm	18'0" x 13'9"

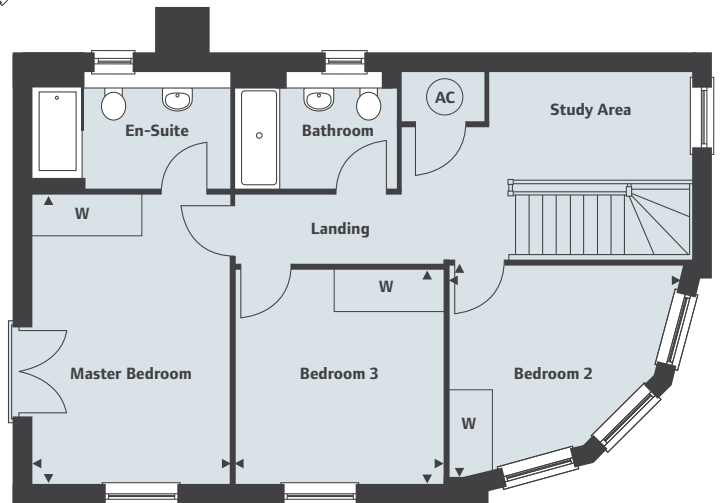
FIRST FLOOR

Master Bedroom	3280 x 4840mm	10'9" x 15'10"
Bedroom 2	3930 x 3670mm	12'11" x 12'0"
Bedroom 3	3480 x 3580mm	11'5" x 11'9"

TOTAL AREA	143.42m ²	1543.8ft ²
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GROUND FLOOR



FIRST FLOOR

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Plot 29

3 bedroom home



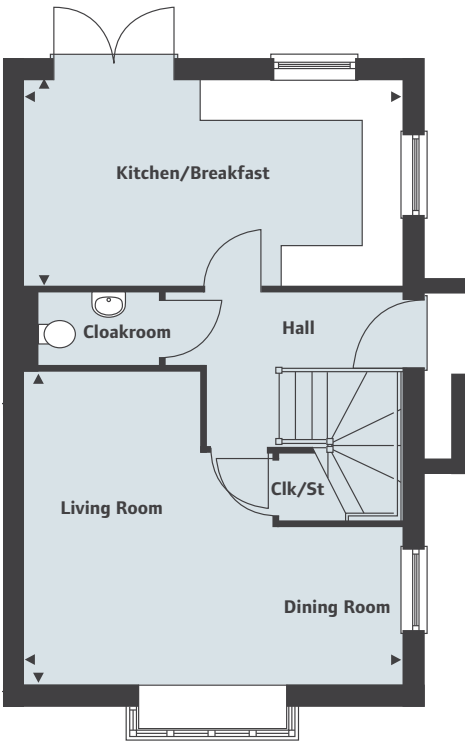
GROUND FLOOR

Kitchen/Breakfast	5625 x 3065mm	18'5" x 10'1"
Living/Dining Room	5625 x 4645mm	18'5" x 15'3"

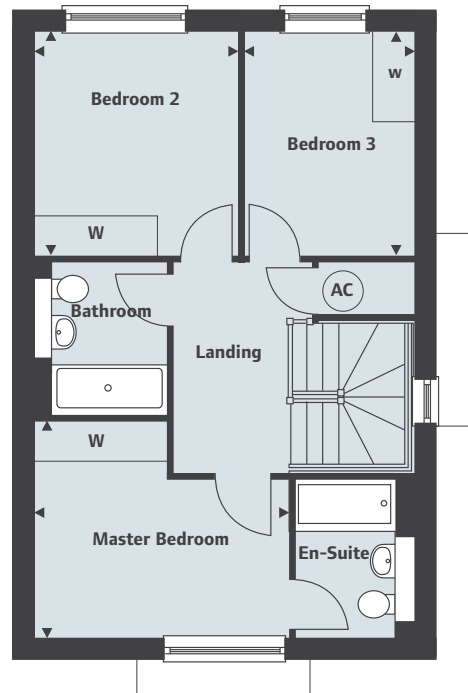
FIRST FLOOR

Master Bedroom	3765 x 3200mm	12'4" x 10'6"
Bedroom 2	3020 x 3291mm	9'11" x 10'10"
Bedroom 3	2510 x 3291mm	8'3" x 10'10"

TOTAL AREA	102.68m ²	1105.2ft ²
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GROUND FLOOR



FIRST FLOOR

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Plot 30

3 bedroom home



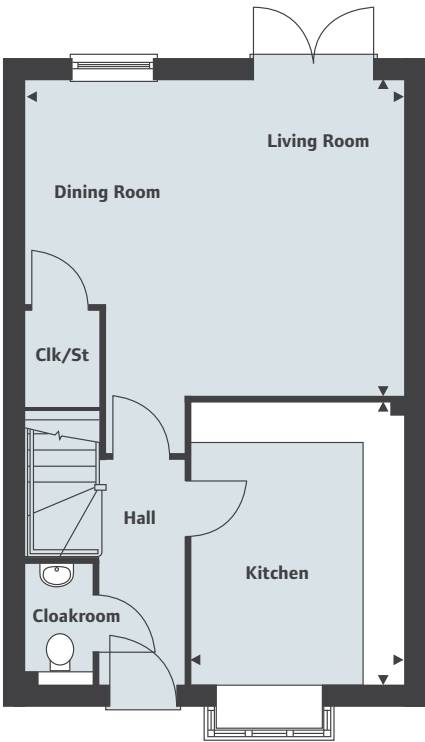
GROUND FLOOR

Kitchen	3160 x 4200mm	10'4" x 13'9"
Living/Dining Room	5625 x 4700mm	18'5" x 15'5"

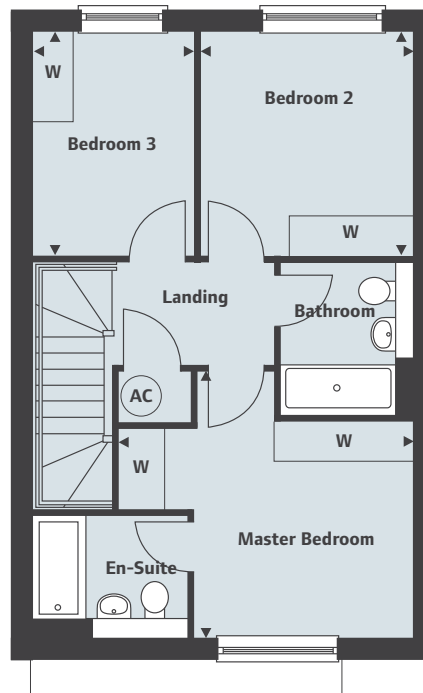
FIRST FLOOR

Master Bedroom	4370 x 3935mm	14'4" x 12'11"
Bedroom 2	3150 x 3350mm	10'4" x 11'0"
Bedroom 3	2380 x 3350mm	7'10" x 11'0"

TOTAL AREA	102.26m²	1100.7ft²
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GROUND FLOOR



FIRST FLOOR

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Plot 31 & 32

3 bedroom home



PLOT 31 HANDED

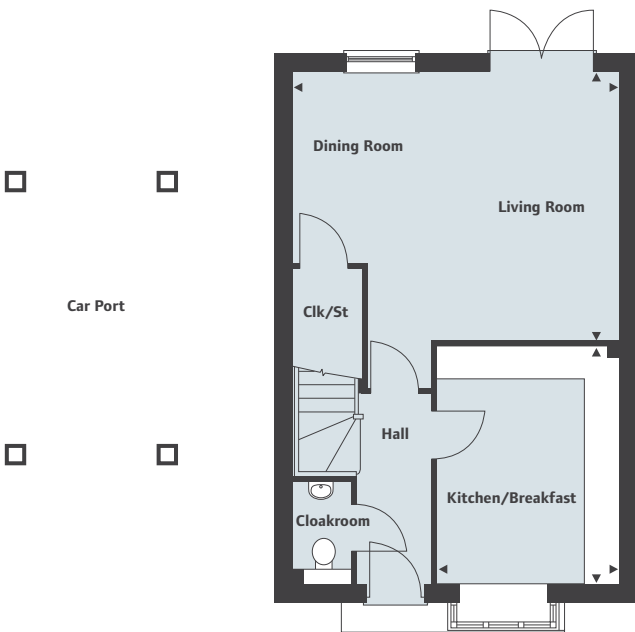
GROUND FLOOR

Kitchen/Breakfast	3160 x 4200mm	10'4" x 13'9"
Living/Dining Room	5630 x 4710mm	18'5" x 15'5"

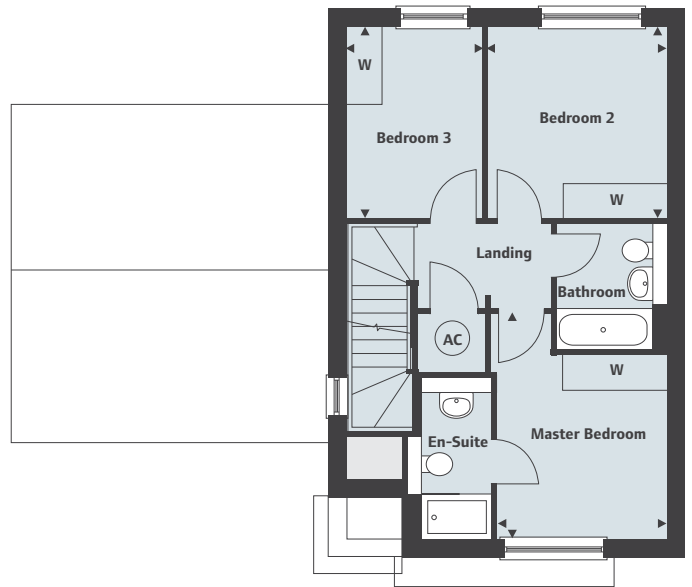
FIRST FLOOR

Master Bedroom	3000 x 3930mm	9'10" x 12'11"
Bedroom 2	3150 x 3350mm	10'4" x 11'0"
Bedroom 3	2380 x 3350mm	7'10" x 11'0"

TOTAL AREA	102.27m²	1100.8ft²
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GROUND FLOOR



FIRST FLOOR

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Plot 38

3 bedroom home



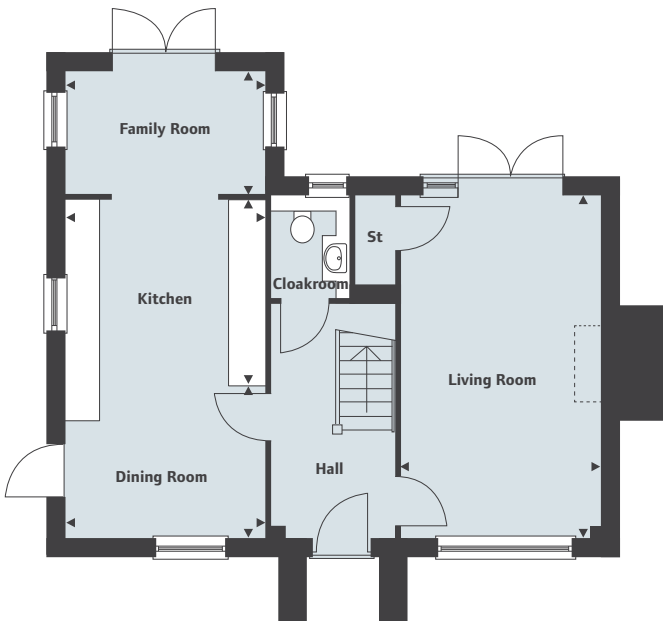
GROUND FLOOR

Kitchen	3450 x 3200mm	11'4" x 10'6"
Dining Room	3450 x 2610mm	11'4" x 8'7"
Family Room	3450 x 2120mm	11'4" x 6'11"
Living Room	3410 x 5870mm	11'2" x 19'3"

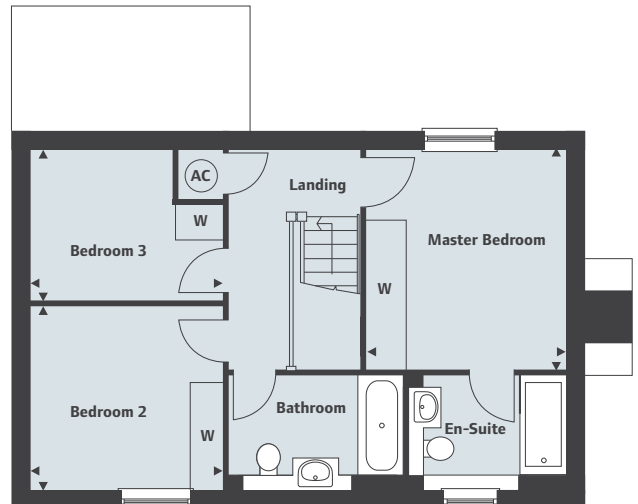
FIRST FLOOR

Master Bedroom	3460 x 3810mm	11'4" x 12'6"
Bedroom 2	3320 x 3150mm	10'11" x 10'4"
Bedroom 3	3320 x 2620mm	10'11" x 8'7"

TOTAL AREA	115.97m ²	1248.29ft ²
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GROUND FLOOR



FIRST FLOOR

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Plot 34

4 bedroom home



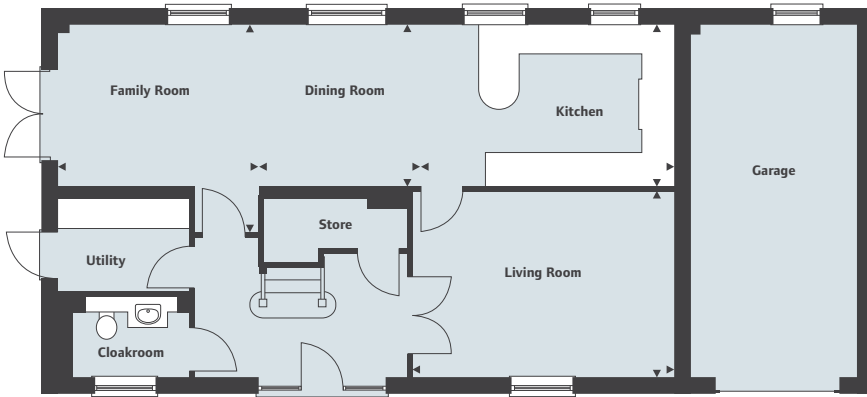
GROUND FLOOR

Kitchen	5030 x 3190mm	16'6" x 10'5"
Dining Room	3180 x 3186mm	10'5" x 13'7"
Family Room	3921 x 3190mm	12'9" x 10'5"
Living Room	5140 x 3720mm	16'10" x 12'2"

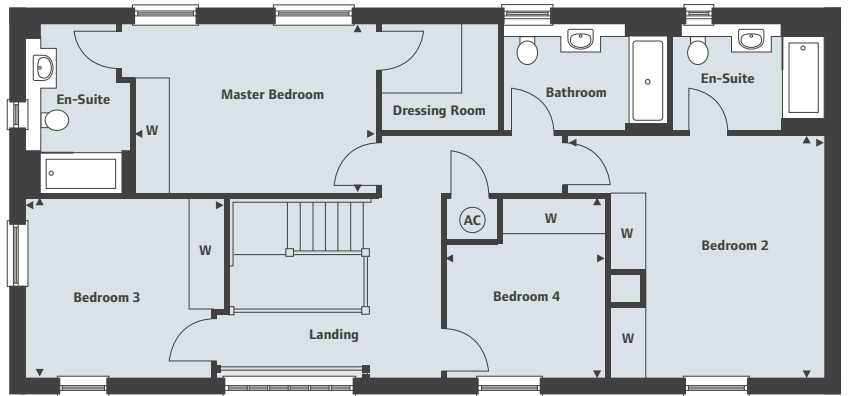
FIRST FLOOR

Master Bedroom	4760 x 3350mm	15'7" x 11'0"
Bedroom 2	4210 x 4800mm	13'10" x 15'9"
Bedroom 3	3920 x 3550mm	12'10" x 11'8"
Bedroom 4	3140 x 3550mm	10'3" x 11'8"

TOTAL AREA 195.16m² 2100.68ft²



GROUND FLOOR



FIRST FLOOR

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Plot 35

4 bedroom home



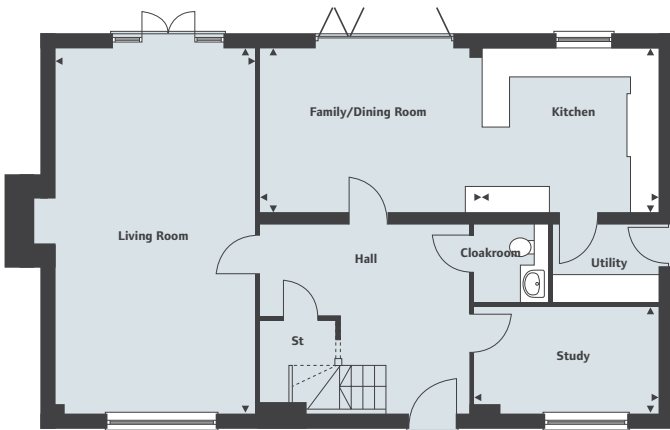
GROUND FLOOR

Kitchen	3810 x 3560mm	12'6" x 11'8"
Dining/Family Room	4790 x 3560mm	15'9" x 11'8"
Study	4010 x 2300mm	13'2" x 7'7"
Living Room	4310 x 7890mm	14'2" x 25'11"

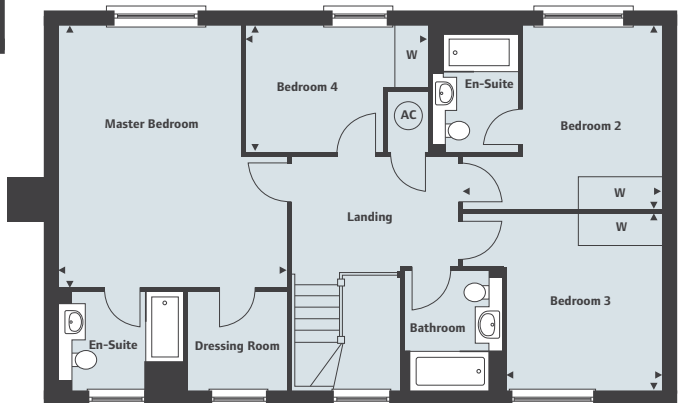
FIRST FLOOR

Master Bedroom	3950 x 5670mm	12'11" x 18'7"
Bedroom 2	4300 x 3970mm	14'1" x 13'0"
Bedroom 3	3380 x 3820mm	11'1" x 12'6"
Bedroom 4	3960 x 2720mm	13'0" x 8'11"

TOTAL AREA 206.16m² 2219.8ft²



GROUND FLOOR



FIRST FLOOR

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Plot 36

4 bedroom home



GROUND FLOOR

Kitchen	5760 x 3930mm	18'11" x 12'11"
Dining Room	5760 x 2220mm	18'11" x 7'3"
Family Room	6540 x 3770mm	21'5" x 12'4"
Living Room	6120 x 6000mm	20'1" x 19'8"
Study	3520 x 2250mm	11'8" x 7'5"

FIRST FLOOR

Master Bedroom	3720 x 6000mm	12'2" x 19'8"
Bedroom 2	4270 x 6000mm	14'0" x 19'8"
Bedroom 3	4720 x 3820mm	15'6" x 12'6"
Bedroom 4	5290 x 2650mm	17'4" x 8'8"

TOTAL AREA	266.98m ²	2873.74ft ²
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Plot 37

5 bedroom home



GROUND FLOOR

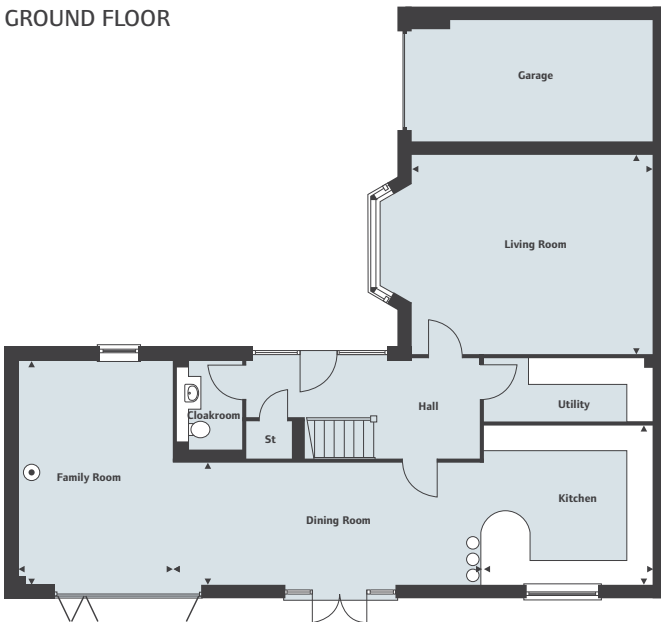
Kitchen	4140 x 3900mm	13'7" x 12'10"
Dining Room	7610 x 2990mm	24'11" x 9'10"
Family Room	3790 x 5520mm	12'5" x 18'1"
Living Room	5880 x 4860mm	19'3" x 15'11"

FIRST FLOOR

Master Bedroom	5435 x 5010mm	17'9" x 16'5"
Dressing Room	3010 x 3110mm	9'10" x 10'2"
Bedroom 2	3980 x 3220mm	13'1" x 10'7"
Bedroom 3	3390 x 4150mm	11'1" x 13'7"
Bedroom 4	4220 x 3000mm	13'10" x 9'10"
Bedroom 5	4720 x 3070mm	15'6" x 10'1"

TOTAL AREA	251.42m²	2706.26ft²
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GROUND FLOOR



FIRST FLOOR



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Plot 39

5 bedroom home



GROUND FLOOR

Kitchen	2700 x 5640mm	8'10" x 18'6"
Family/Dining Room	4180 x 5640mm	13'8" x 18'6"
Living Room	3470 x 5240mm	11'5" x 17'2"

FIRST FLOOR

Master Bedroom	3970 x 4180mm	13'0" x 13'9"
Bedroom 4	3640 x 4220mm	11'11" x 13'10"
Bedroom 5/Study	3640 x 2440mm	11'11" x 8'0"

SECOND FLOOR

Bedroom 2	5630 x 4110mm	18'6" x 13'6"
Bedroom 3	3020 x 4540mm	9'11" x 15'2"
Store	1178 x 6830mm	3'10" x 22'5"

TOTAL AREA 213.79m² 2301.2ft²



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