



Ryebridge Lane, Upper Froyle  
Alton, Hampshire, GU34



*Beyond your expectations*

# A stunning house of great character with five bedrooms.

**Hamptons International**

31 High Street, Alton, Hampshire, GU34 1AW

Sales. 01420 86868

alton@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Reception Hall | Sitting Room | Kitchen/Dining/Family Room | Utility Room | 5 Bedrooms | 2 En Suite  
Shower Rooms | Family Bathroom | Garage | Walled Garden | Parking | Double Glazing | Gas Fired Central  
Heating | Mains Drainage

**Guide Price £1,195,000 Freehold**

## Description

An exceptionally well-appointed detached family house with a beautiful walled garden. The house has a contemporary yet traditional feel and was the original show house for Froyle Park. The house was completed about two years ago and is presented to a very high standard with bright and well-proportioned accommodation. The property is just one of four properties in a traditional courtyard setting and was especially designed to reflect the history and character of the village. Features of note include a stunning open plan kitchen/dining/family room. This is the centrepiece of the house and a magnificent room extending in all to 50'11 / 15'52m with bi-fold doors opening out to the walled garden and a wood burning stove. The kitchen is fitted with a range of painted cabinets and pan drawers, granite work surfaces and an electric Aga together with a wide range of AEG integrated appliances. The generous and versatile accommodation is ideal for every day living and also includes under floor zoned central heating control to the ground floor. There are five well-proportioned bedrooms (including two bedroom suites) and a family bathroom to the first floor. The stylish bath / shower rooms have been completed with boutique-style washbasins, spacious showers and a double ended bath to the family bathroom. This is a very impressive and interesting family home of real character.

## Outside

The house stands within an attractive walled garden providing a beautiful setting with well stocked flower

and shrub borders together with a broad expanse of lawn. A paved terrace adjoins the kitchen/dining/family room and provides an ideal outside seating area. A private parking area provides space for two vehicles and access to the garage. There is also an open bay car barn.

## Location

Upper Froyle stands amidst fine Hampshire countryside between the villages of Bentley and Holybourne. The village has an active community and together with Lower Froyle provides a public house, village hall and filling station/shop. The larger village of Bentley provides a further shop, school and mainline railway station to London Waterloo. The historic market town of Alton has a good range of High Street shops together with a Waitrose food shop and M&S, weekly and specialist markets, schooling for all age groups including a sixth form college and railway station to London Waterloo. The A31 provides a link to the A3 and M3 providing a route to London, the south coast and beyond.



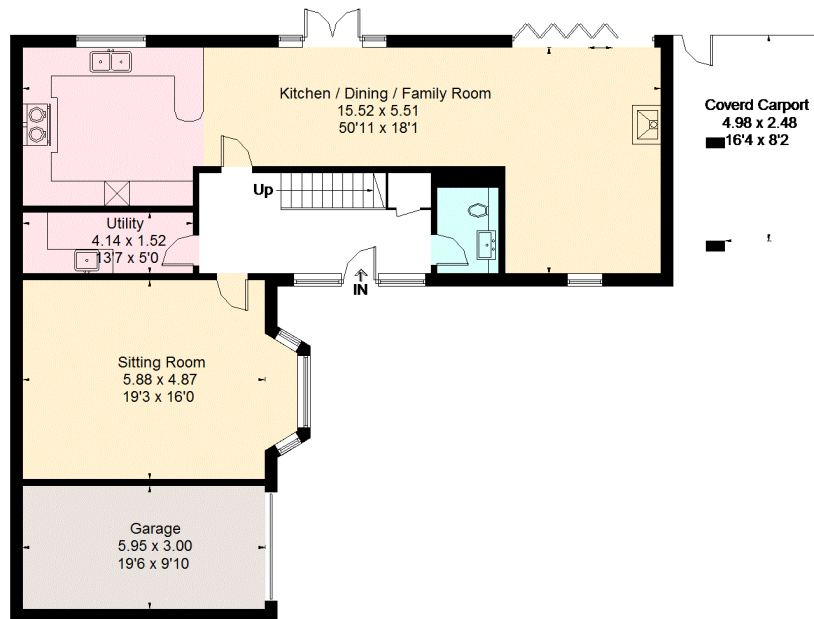
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 249.1 sq m / 2681 sq ft (Excluding Carport)  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 266.8 sq m / 2872 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 175221

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

