



WEST END HOUSE

Upper Froyle, Alton, GU34 4JG

TO LET

£5,250 PCM



West End House

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West End House is an exquisite detached residence that offers an abundance of space and comfort. Spanning an impressive 4,498 square feet, this remarkable property is perfect for families seeking a luxurious lifestyle in a desirable location, close to both Alton and Farnham. The house is heated by air source heat pumps and also features an EV charging point, making this also an efficient house to run.

THE PROPERTY

This glorious country house is believed to date from around 1905 and has been in the same family for over 100 years. This is a wonderful opportunity to rent a house which has never before been available.

The house has been built in the Edwardian country house style featuring tile-hung elevations, gabled roof and tall chimneys. The accommodation also features well proportioned, bright reception rooms with high ceilings, a feature oak staircase, brick and stone fireplaces and generous double bedrooms.

All of the rooms are especially large, but main features include the main, double aspect drawing room with doors opening out onto the terrace and gardens, and a feature fireplace. The sitting room is a cosy room with an open fireplace, which could also be used as a formal dining room. The family room, is a wonderful space and ideal for family living, just off the kitchen and has a wood burning stove and door into the garden.

The kitchen/dining room has been created by the current owners and is a magnificent space and very much the heart of the house. The well fitted kitchen features exposed brick walls and stylish fittings and appliances, with a large dining area with double doors opening out into the garden. Off the kitchen is the very useful

utility, boot room, pantry and downstairs WC.

On the first floor, there are four generous, principal bedrooms which all benefit from ensuite bath and shower rooms. The bedrooms all enjoy fantastic, far reaching views. On the second floor, there are three further double bedrooms and a family bathroom.

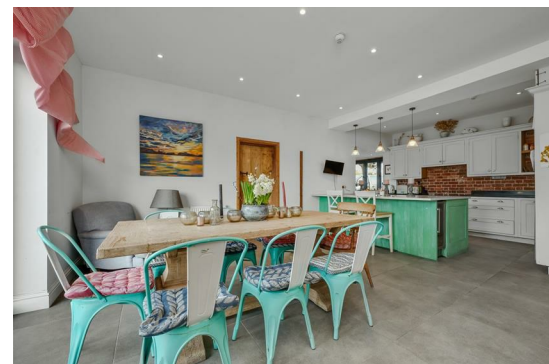
Outside

West End House is approached along an attractive tree-lined drive leading to the large gravel parking area. The gardens are a stunning feature of the house and surround it on all sides. To the front of the house are sweeping lawns which slope gently down towards the lake. There is a delightful terrace area, accessed from the drawing room and affording stunning views across the lawns, lake and countryside beyond.

To the back of the house, the garden includes a recently re-surfaced 'Astro-turf' tennis court, sunken trampoline and an old swimming pool. There is potential for this to be reinstated, subject to further negotiation.

Situation

West End House is situated on the edge of the village of Upper Froyle and surrounded by rolling countryside. The village is highly convenient, being positioned between both Alton and Farnham, with easy access to



Upper Froyle, Alton

Approximate Gross Internal Area = 406.4 sq m / 4374 sq ft
 Store = 11.5 sq m / 124 sq ft
 Total = 417.9 sq m / 4498 sq ft



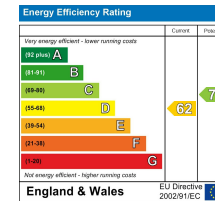
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 5" and are to the points indicated by the arrow heads.

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commutable stations to London. Alton provides a good range of local amenities including a Waitrose and Sainsburys. Farnham is a very attractive town with a more comprehensive range of facilities.

Schooling in the area is excellent with a number of superb schools within easy reach, including Lord Wandsworth, Edgeborough and Frensham Heights. There is also Bedales and Churcher's in Petersfield.

ADDITIONAL INFORMATION

Services

Heating - Air source heat pump
 Mains electricity and water
 Private drainage - £20 per month
 Superfast broadband available with Starlink
 Good mobile phone coverage

EPC

D 62

Local Authority

East Hampshire District Council - Band H

Deposit

Holding deposit - £1,269

Security deposit - £7,614

Pets

Well behaved pets considered

Lettings - Petersfield

01730 262600

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