



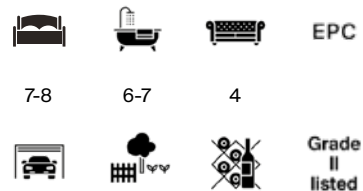
ST PAULS HOUSE, UPPER FROYLE

Hampshire, GU34 4LB



PERIOD HOME IN AN IDYLIC COUNTRYSIDE SETTING

St Paul's House is an elegant former Vicarage, with Georgian and earlier 17th Century origins. Grade II Listed yet with 21st Century sustainable technology and a substantial wing were added in 2010.



Local Authority: East Hampshire

Council Tax band: H

Tenure: Freehold

Services: All mains services. Ground source heat pump. Biomass log burner. Back up mains gas boiler and there is also a diesel generator.



ENCHANTING PERIOD FEATURES

There is a wealth of original features remains throughout, including exposed timber beams, open fireplaces, stone and timber floors, and fine joinery. The drawing room is a beautifully proportioned and elegant principal reception room, enjoying excellent natural light from large sash windows overlooking the gardens. A striking open fireplace forms the focal point of the room. The garden room is a particularly appealing room with decorative exposed carved ceiling timbers and an open fireplace. Door open directly onto the terrace and garden, creating a strong connection between the house and its setting and taking full advantage of its outlook across the gardens and countryside beyond. The study provides an ideal private retreat, positioned to enjoy a forward facing attractive view over the front garden. At the heart is a practical working kitchen with dining/breakfast and sitting areas.

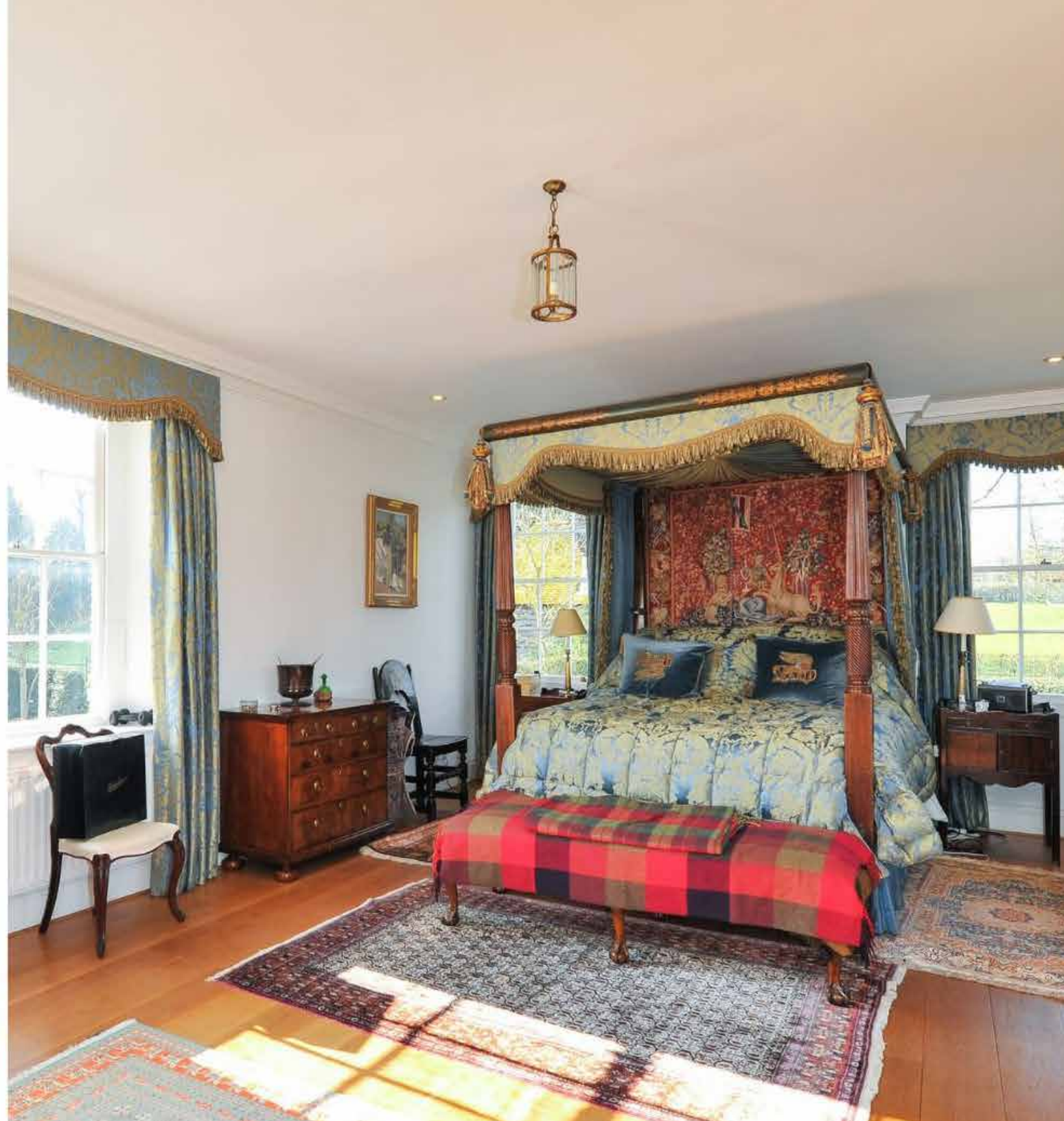




EXCEPTIONAL GARDENS, PRIVACY & VIEWS

A circular stone staircase provides secondary access to the lower ground floor and upper floors, with a wonderful panoramic view from the top floor turret. Across a first and second floor there are seven bedrooms and 6 bath/shower rooms (5 en suite). Views across the gardens and surrounding countryside are enjoyed from many rooms. Outside, the approach, garden and grounds create a magnificent setting. St Paul's House is approached via a gently curving gravel driveway past manicured lawns and mature planting creating an immediate sense of privacy and arrival. A side courtyard framed by the house and coach house provides practical daily access to the house. The coach house comprises garages, a workshop and wine store. Above is a guest annexe with kitchenette and shower room, access by its own lobby. The grounds are a particular highlight, laid out to complement the house and its setting. Lawns extend away from the house, interspersed with mature trees, hedging and well established borders. There are seating areas for outdoor entertaining, with open countryside beyond providing a picturesque backdrop. There are range of outbuildings includes further garaging, workshops, versatile barn, and green house, all offering exceptional storage and further potential, subject to the usual consents. St Paul's House offers a rare opportunity to acquire a distinguished period home of character, set within beautiful grounds and enjoying an idyllic rural setting.







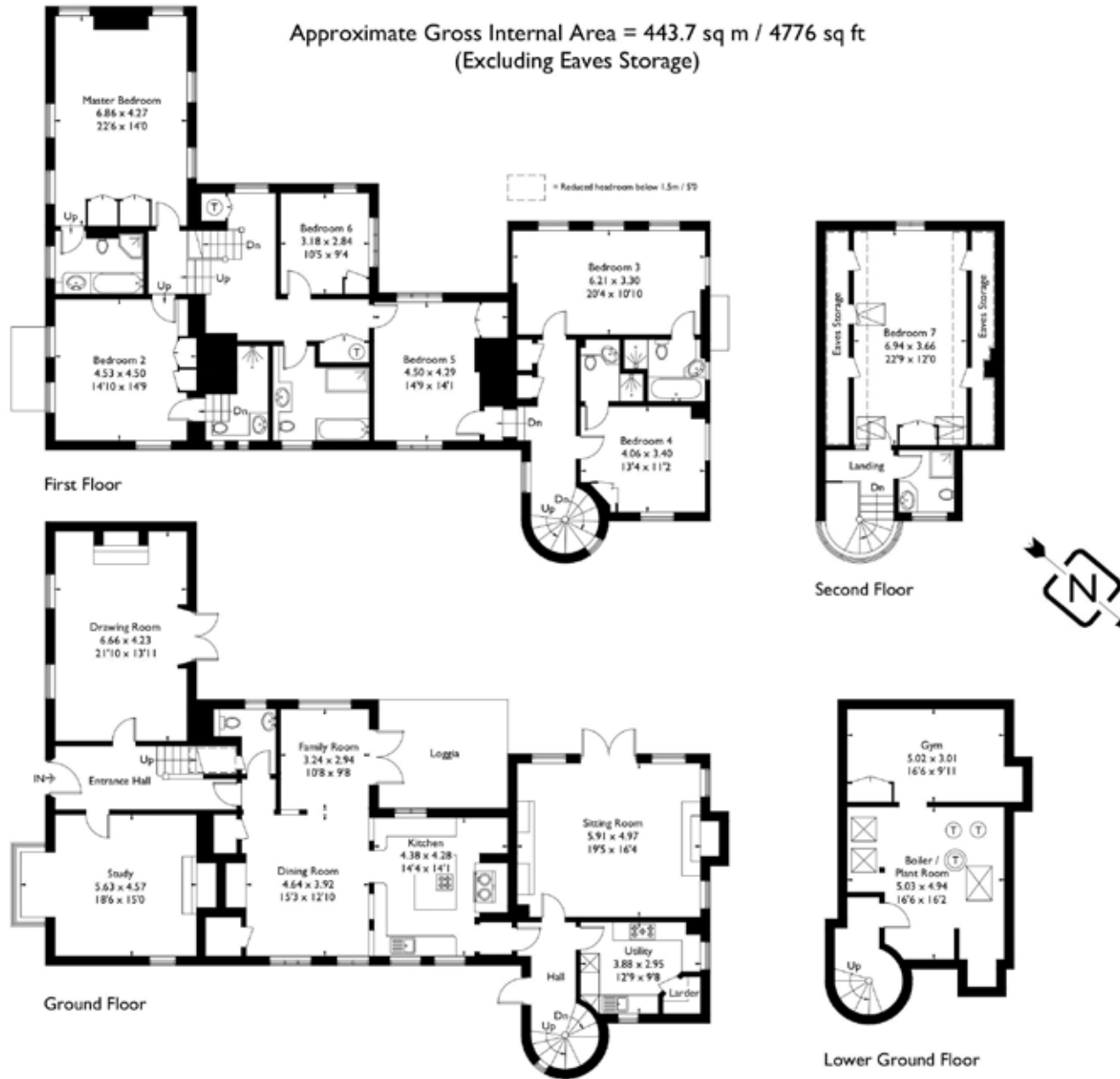
LOCATION

Upper Froyle is located between Alton and Farnham close to the Hampshire/Surrey border, part of an unspoilt rural landscape. St Paul's House is well positioned in the heart of the village opposite the church, yet with open farmland to the rear providing a wonderful open landscape. The villages of Upper and Lower Froyle interact together as communities and share a village hall, Church and pub. Whilst nearby Bentley offers a village shop. The A31 is within a mile with good regional transport links to Guildford and Winchester. There is a local station at Bentley as well as a village shop. More shopping and amenities can be found at either Farnham or Alton and the M3 is easily reached at Odiham to the north. Educational needs are well served with primary schools in Binsted and Bentley, Eggars School, Treloars School, and Lord Wandsworth College. The extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes.





Approximate Gross Internal Area = 443.7 sq m / 4776 sq ft
(Excluding Eaves Storage)

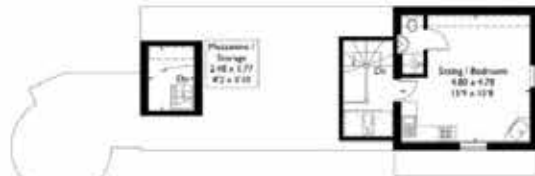


(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

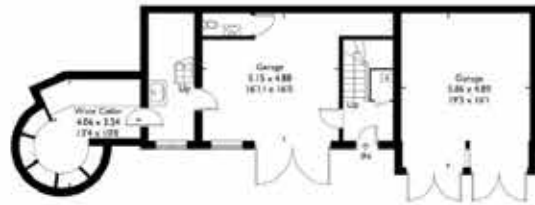
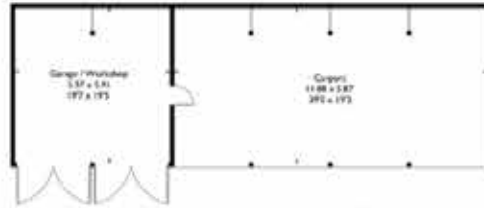
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Outbuildings = 253.3 sq m / 2726 sq ft
(Including Garage / Workshop / Mezzanine / Excluding Carport)

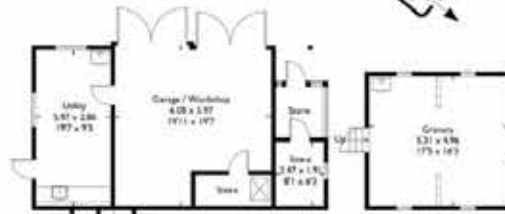
(Not shown in Actual Location / Orientation)



Outbuilding - First Floor



Outbuilding - Ground Floor



Outbuildings



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