



Lower Froyle, Alton, Hampshire

£1,250,000



# Lower Froyle, Alton, Hampshire

An imposing and characterful four bedroom detached home, formally the 'Prince of Wales' public house but converted into a private residence in 1998, standing in the sought after village location of Lower Froyle. The property retains some of its original 1902 features and has three reception rooms, a conservatory, kitchen/breakfast room and downstairs cloakroom. Upstairs there are four bedrooms of generous proportions, a family bathroom and an en suite. To the rear the property offers views over neighbouring fields and to the front ample driveway parking and a detached double garage. In our opinion there is further scope to extend, subject to the necessary planning consents.

Enter this fine property into the spacious entrance hall which has stairs to the first floor, a downstairs cloakroom with WC, wash hand basin and an under stairs storage cupboard, additionally there are doors to the various rooms. Positioned to the right of the hall is the sitting room which is triple aspect with a front and side aspect window and rear aspect doors onto the patio, there is also a fireplace with wood burning stove. Positioned to the left of the hall is the study which is dual aspect and also has an open fire with brick surround. Towards the rear of the hall is the utility room with space for appliances, a sink and drainer unit and a side aspect door onto the garden. Completing the ground floor accommodation are the kitchen/breakfast room, dining room and conservatory. The kitchen has a gas fired Rayburn, full range of wall and base units with surfaces over, four ring gas hob, sink and drainer unit, space for an appliance, part tiled walls and a side aspect window. The breakfast room off the kitchen is dual aspect and additionally has a rear aspect door onto the garden. The dining room has an adjoining conservatory which is quarter brick built with side aspect doors, from the dining room you can also access the sitting room.

Upstairs there are four double bedrooms, the principle bedroom has fitted wardrobes, is dual aspect and has an en suite bathroom. Two of the remaining bedrooms have fitted cupboards, two bedrooms enjoy views to the front and the other with fantastic views over neighbouring fields. Completing the upstairs is the family bathroom which has an enclosed bath unit, separate shower cubicle, WC, wash hand basin and a rear and side aspect window.

To the right hand side of the property there is a double detached garage with two single up and over doors, a side access door and rear aspect windows, additionally there is eaves storage within the garage. The plot wraps around the property with ample driveway parking to the front with a large area of lawn with various shrubs, bushes and trees. To the side there is a further area of lawn, a garden shed, rear gate providing access to the fields and an expansive area of patio.

- Four Bedroom Detached Home
- Three Reception Rooms
- Iconic Village Home
- Conservatory
- Kitchen/Breakfast Room
- En Suite
- Character Features
- Potential to Extend (stpp)
- Double Garage and Parking
- Views Over Neighbouring Fields



# Floor Plan

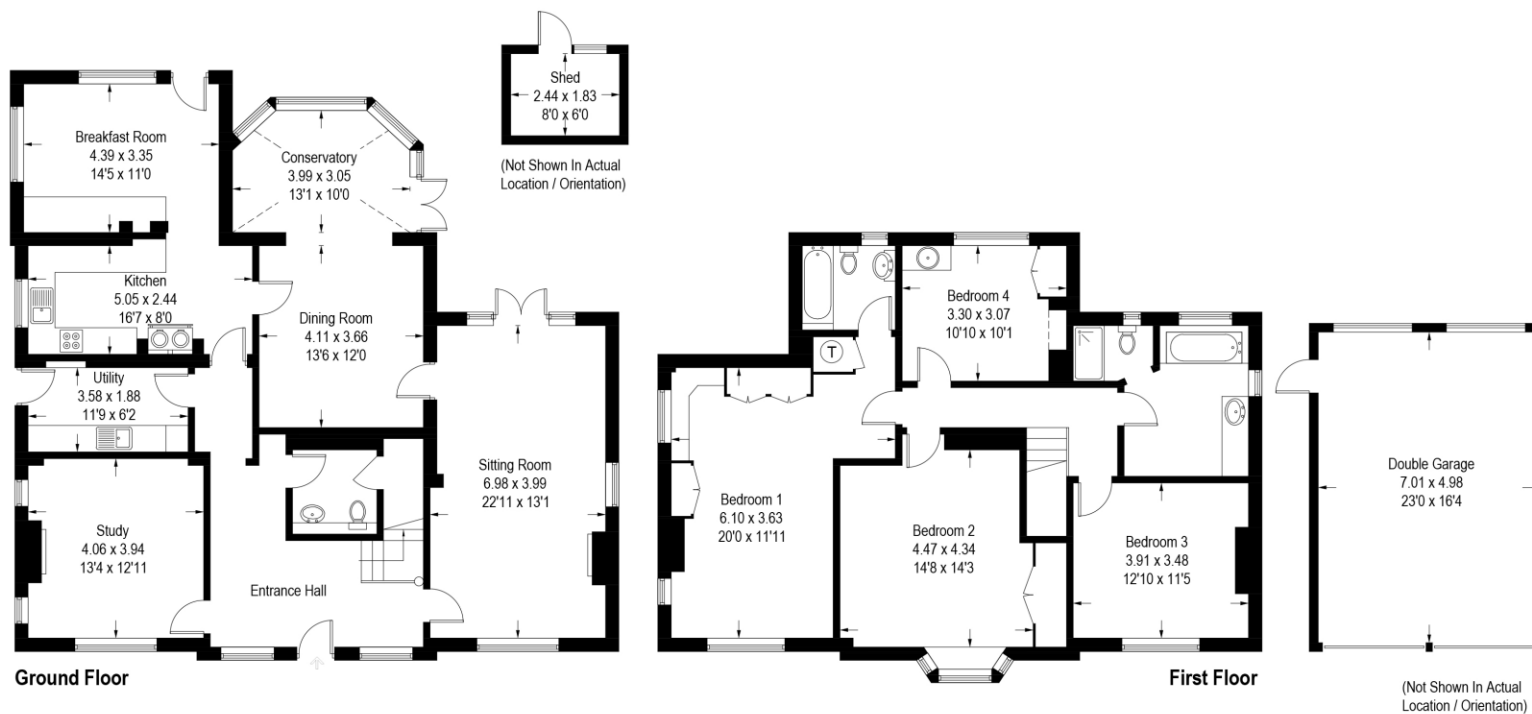
## Lower Froyle, GU34

Approximate Gross Internal Area = 237.9 sq m / 2561 sq ft

Double Garage = 35.0 sq m / 377 sq ft

Shed = 4.5 sq m / 48 sq ft

Total = 277.4 sq m / 2986 sq ft



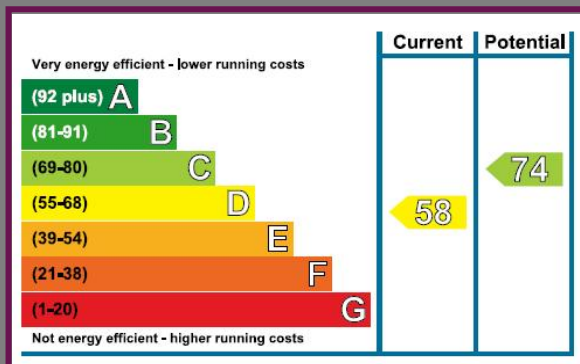
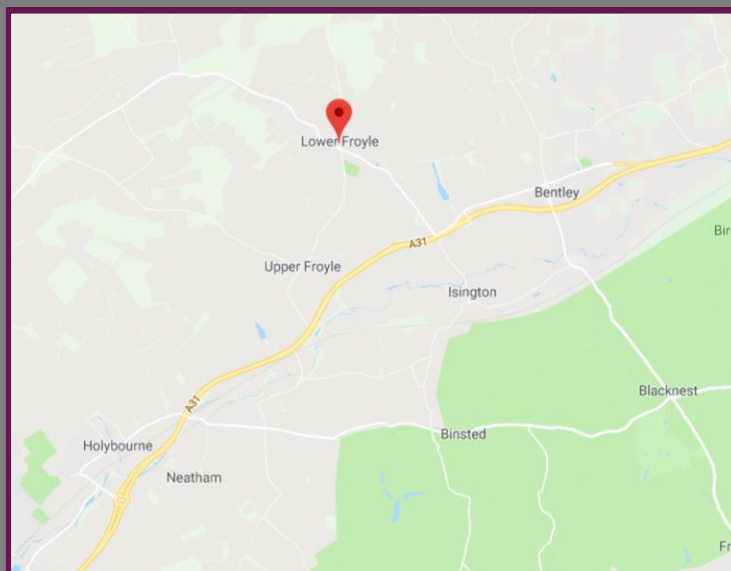
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID423421)

# Location

This fine property can be found in the sought after village location of Lower Froyle. Within a convenient distance of the property is access to the A31 via Bentley or Upper Froyle. Additionally within the village is the highly regarded Anchor Inn and in Upper Froyle you will find the Hen and Chicken. Bentley mainline station serving London Waterloo is also within a short drive of the property.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.