



Burnham Square, Upper Froyle, Alton, Hampshire, GU34 4FB

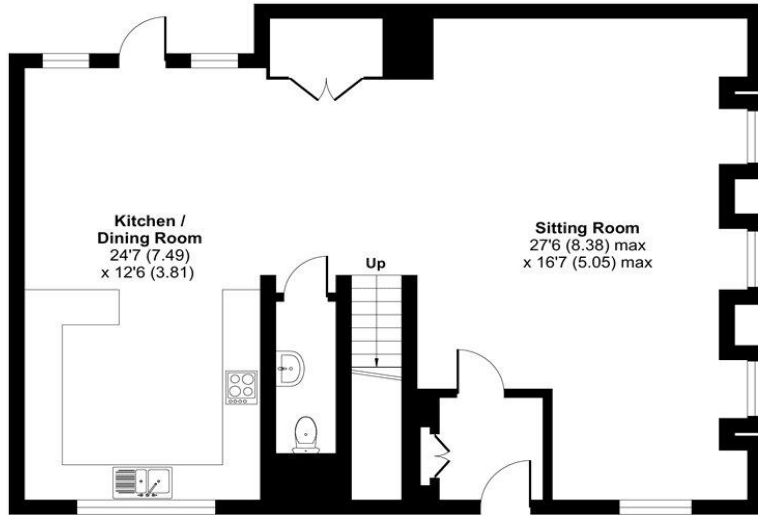


ACCOMMODATION

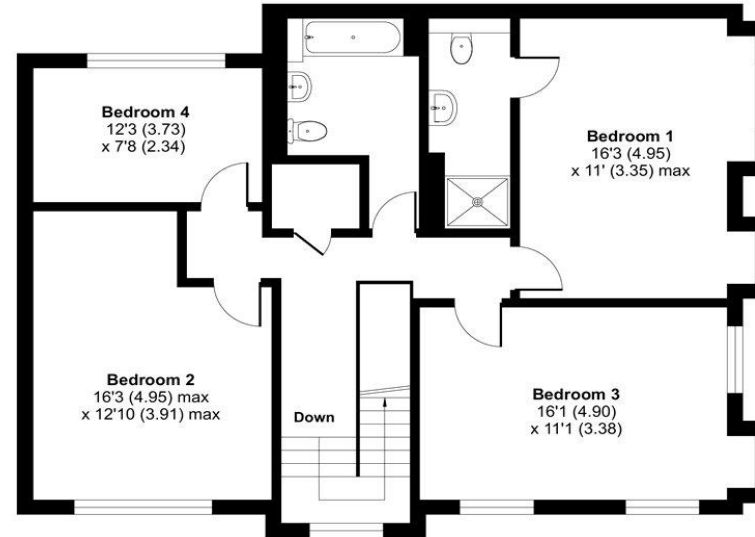
This beautiful four-bedroom home, located in a popular development, built by Linden Homes in 2018. The property has two, off-street parking spaces and is offered to the market with no forward chain. The downstairs accommodation is in a modern open plan style in a 'U' shape. To one side of the property, you will find a lovely sitting room with ample seating areas and a convenient cloakroom. The kitchen is located to the other side of the property which has built-in appliances, a gas hob and a breakfast bar, providing a natural separation to the dining room. The dining room has a door leading out to the rear garden. Upstairs there are four well-proportioned bedrooms. The principal room has a well-appointed en-suite shower room and plenty of space. There is also a family bathroom with a bath and a shower fitting. To the rear of the property is a courtyard garden that is mainly a paved seating area with a pathway leading to the communal gardens. There are two allocated parking spaces, one to the front of the home and the other on the South aspect. There is also a large gated paved area used privately for this property which attracts the sun throughout the majority of the day.

Approximate Area = 2005 sq ft / 186.2 sq m

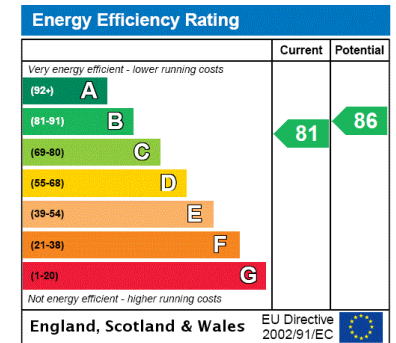
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1064022



SITUATION

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 towns of Farnham and Alton have a good range of High Street shops together with Waitrose food shops, weekly and specialist markets, schooling for all age groups including sixth form colleges as well as railway stations to London Waterloo. The A31 provides a link to the A3 and M3 providing a route to London, the south coast and beyond.



SPECIFICATION

- Four bedrooms
- En-suite shower room and family bathroom
- Open-plan Living
- Courtyard garden
- Two off-street parking spaces
- No forward chain
- Popular location

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: G

GUIDE PRICE

Asking Price £730,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £895.92 per annum
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.