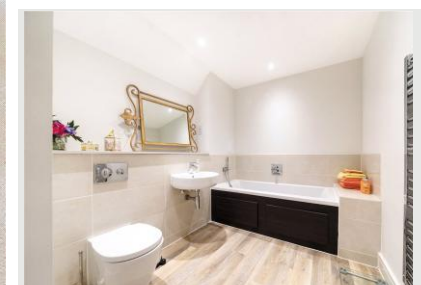




Burnham Square, Upper Froye, Alton, Hampshire, GU34 4FB



SPECIFICATION

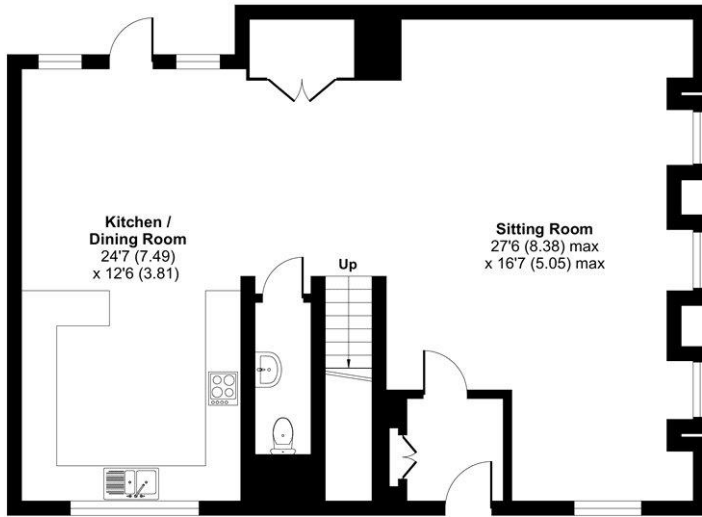
- Four bedrooms
- En-suite shower room and family bathroom
- Open-plan Living
- Courtyard garden
- Two off-street parking spaces
- Popular location

ACCOMMODATION

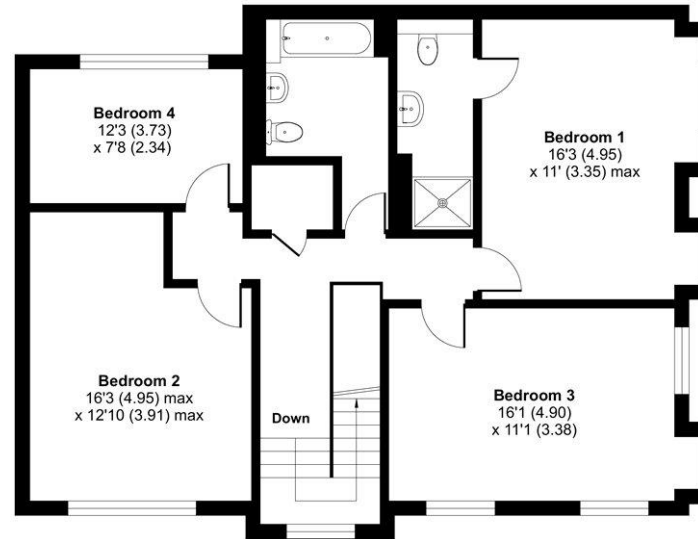
Modern four-bedroom home located in a popular development in Upper Froye, just a short drive from Farnham and Bentley with their direct train links to Waterloo. This property has bright and spacious accommodation comprising a large entrance hall, a beautifully modern open plan sitting room, dining room and kitchen laid out in a "U" shape. To one side of this area is a spacious and light sitting room with ample seating areas and a convenient cloakroom. The large fully fitted kitchen is located to the other side of the property which has a built-in washer/dryer, dishwasher, fridge/freezer, oven, hob and microwave. The dining room has a door leading out to the rear private patio with paved seating area; perfect for al fresco drinks and dining. There is a pathway leading from the patio to the beautiful communal gardens. A wide, shallow staircase leads to the upper level where there are four well-proportioned bedrooms. The principal room has a well-appointed en-suite shower room. There is also a family bathroom with a bath and a low level shower fitting. The property also has a second large gated paved terrace area for private use and which attracts the sun throughout the majority of the day. The property has two off-street parking spaces.

Approximate Area = 2005 sq ft / 186.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 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.

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band G
Minimum Term 12 Months

£2,700 PER MONTH

Security Deposit £3115.38 (based on advertised rental price)
Holding Deposit £623.08 (based on advertised rental price)



Your local multi-award
winning agents



UNITED KINGDOM
**PROPERTY
AWARDS**
REAL ESTATE



BEST LETTINGS AGENCY
HAMPSHIRE

Charters

2023-2024

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Borelli Yard, Farnham, Surrey, GU9 7NU
farnhamlettings@chartersestateagents.co.uk