



SAINTBURYHILL

Lower Froyle, Hampshire



AN EXCELLENT FAMILY HOUSE IN AN ELEVATED POSITION WITH FAR REACHING VIEWS

Summary of accommodation

Reception hall | Drawing room | Morning room | Kitchen | Dining room | Orangery | Sitting room | Utility room | Pantry
Wine cellar | two cloakrooms

Principal bedroom with dressing room and adjoining bathroom | Seven further bedrooms with four bathrooms

Swimming pool | Pool house with two changing rooms | Gym | Double Garage | Tennis court

In all about 4.14 acres

Distances: Alton 5.5 miles, Farnham 6 miles, Basingstoke 14.5 miles, Guildford 16.5 miles

London 46 miles via A31 and A3, Bentley station 2.5 miles (Waterloo from 60 minutes)

(All distances and times are approximate)



SITUATION

Saintburyhill sits on the edge of the highly sought after village of Lower Froyle. The neighbouring village of Bentley has a local shop and a doctor's surgery as well as a mainline station to Waterloo. Within Lower Froyle, and only a short walk, is a good local pub, The Anchor. The nearby market towns of Alton and Farnham provide a wider selection of shops and leisure facilities. There is easy road access to London via the A31, A3 or the M3. In the area are a number of excellent independent schools including Alton School, Lord Wandsworth College, Edgeborough, Frensham Heights, St Swithun's, The Pilgrims' School, Prince's Mead, Winchester College and Peter Symonds 6th Form College. The rolling Hampshire countryside that surrounds the village provides many miles of public footpaths and bridleways.

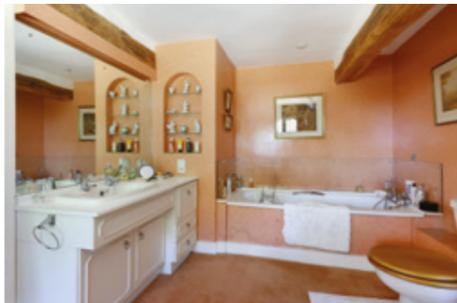


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The house is situated on a quiet, no through road and occupies an elevated position with superb views. The house dates to the early 1800's and has been thoughtfully extended and renovated throughout the years. There is a welcoming entrance hall and an excellent drawing room with far-reaching views and an open fireplace. For formal entertaining there is a large dining room and a charming orangery. There is also a sitting room and study downstairs. The kitchen, with an AGA is towards the front of the house and there is a useful pantry, laundry room and large boot room adjoining. There are two cloakrooms' downstairs.

Upstairs there is a wonderful principal bedroom with a dressing room and adjoining bathroom. This, like many of the bedrooms has lovely views. There are seven further bedrooms and four further bathrooms. One of the bedrooms is currently used a study and has a useful boarded loft space above.





Approximate Gross Internal Area
 House: 484sq.m. or 5210sq.ft.
 Garage: 33sq.m. or 355sq.ft.
 Pool House: 45sq.m. or 484sq.ft.
 Total: 562sq.m. or 6049sq.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.

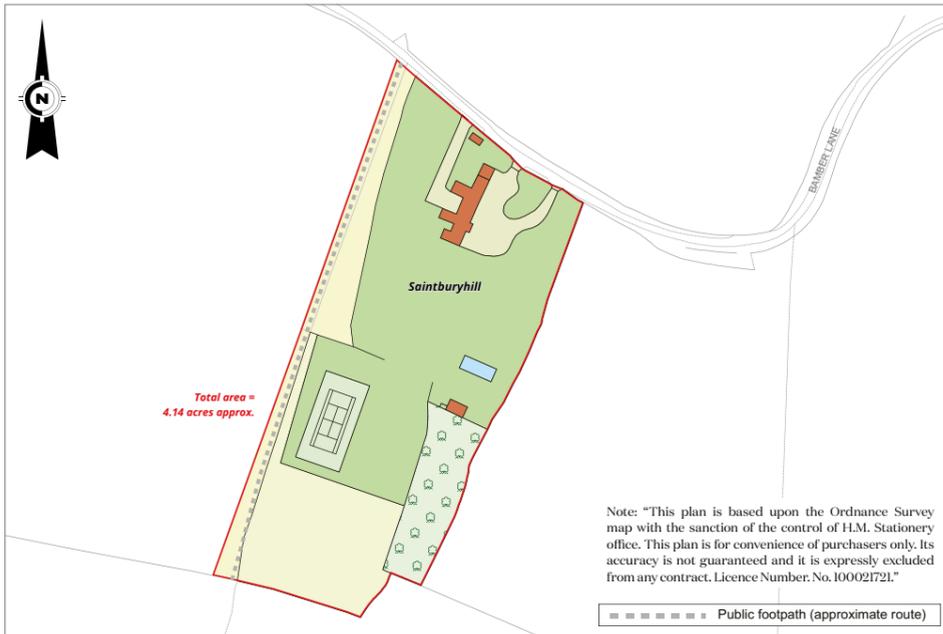


GARDENS AND GROUNDS

The gardens at Saintburyhill provide a stunning backdrop of colour, with rose beds and established borders. The tennis court is in an incredible position, unrivalled views over the countryside can be enjoyed whilst playing. There is also a swimming pool, complete with pool house, gym and two changing rooms. There are two driveways to the house, the rear providing useful access to the large boot room. There is a double garage which had planning permission to create a flat above (now expired).







PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, private draining and mains gas.

Local Authority: East Hampshire District Council

Council Tax: Band H

EPC: E

Directions: GU34 4LE

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