

ST PAUL'S HOUSE

UPPER FROYLE • HAMPSHIRE







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*A fine Grade II listed Georgian house with beautiful gardens
and fit for the 21st century*

Alton 4 miles • Farnham 6 miles • Guildford 17 miles • Winchester 21 miles
London 50 miles Local station at Bentley 2.8 miles • M3 J5 8 miles
A3 at Guildford • Heathrow Airport 38 miles • Distances and times are approximate

Entrance hall • Drawing room • Sitting room • Study
Kitchen/breakfast room combined with snug
Service kitchen/utility room and larder • Basement with gym and plant room

Triple aspect master bedroom with en suite bathroom
6 further bedrooms • 5 further bathrooms/shower rooms (4 en suite)

Coach House

Guest bedroom • Kitchenette • Shower room
Storage • Garaging for 3 cars • Temperature controlled Rotunda wine store

Oak framed Barn with vehicular storage • Gardener's Room
6 bay barn with 4 open bays and two lockable bays
Granary • Alitex Greenhouse

Fully landscaped garden with grass tennis lawn and adjoining paddock

In all about 2.84 acres (1.149 ha)

Wilson | Hill

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Frank

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



The Property

St Paul's House is an elegant former Georgian Vicarage with an earlier 17th Century history. The house is Grade II Listed yet with 21st Century sustainable technology and a substantial contemporary wing completed in 2010, providing a wonderful fusion of timeless period character with modern convenience.

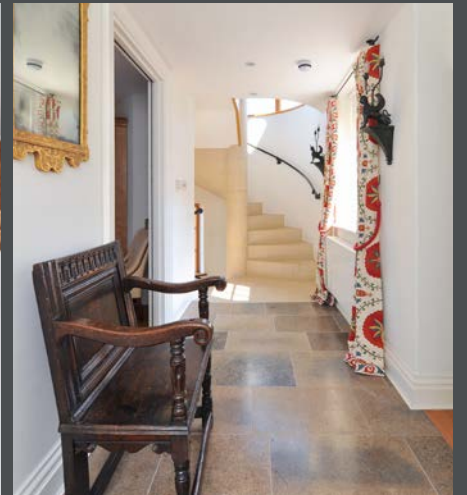
The house has some finely proportioned main reception rooms with views over the garden, open fireplaces and window shutters. At the heart is a practical working kitchen with dining/breakfast and sitting areas.

A circular stone staircase connects the basement to all four levels at the rear of the house, with a wonderful panoramic view from the top floor. It is a comfortable house which can expand or contract according to family needs as the interior layout is so versatile. Five of the bedrooms have en-suite shower or bathrooms. There is also a spare room in the coach house which could be for used for staff or guests.

The side courtyard framed by the house and coach house provides practical daily access to the house, with the front approached by the sweeping in and out gravel driveway providing a more formal approach and controlled externally via electronic iron gates. The garden and grounds give an amazing natural landscape around the house with extensive outbuildings for storage.

In the early 20th Century, the village was owned by Sir Hubert Miller who placed statues of saints under eaves and in niches of cottages on his estate and the village became known as "The Village of the Saints". St Paul stands proudly in a niche to the front elevation.

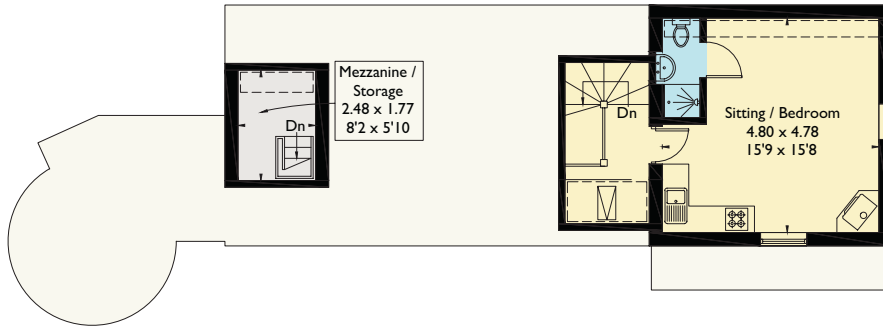




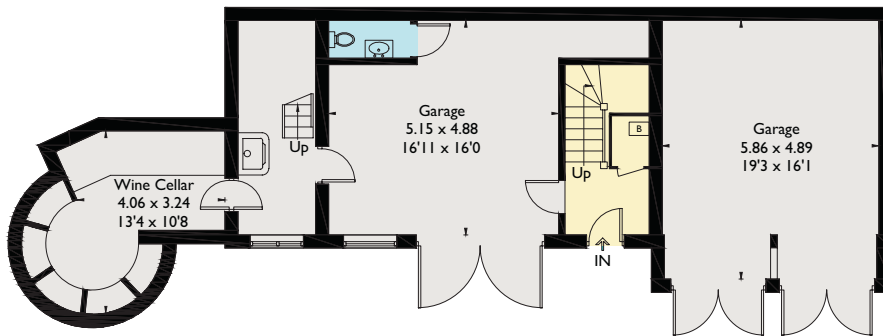
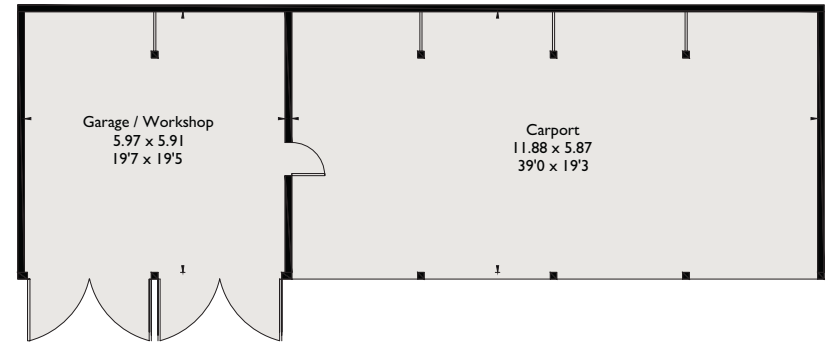




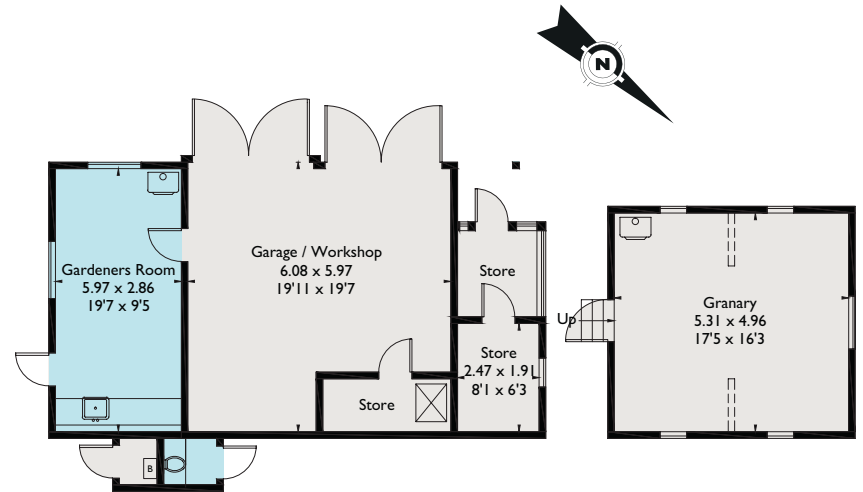




Outbuilding - First Floor



Outbuilding - Ground Floor



Outbuildings

Approx. Gross Internal Floor Area

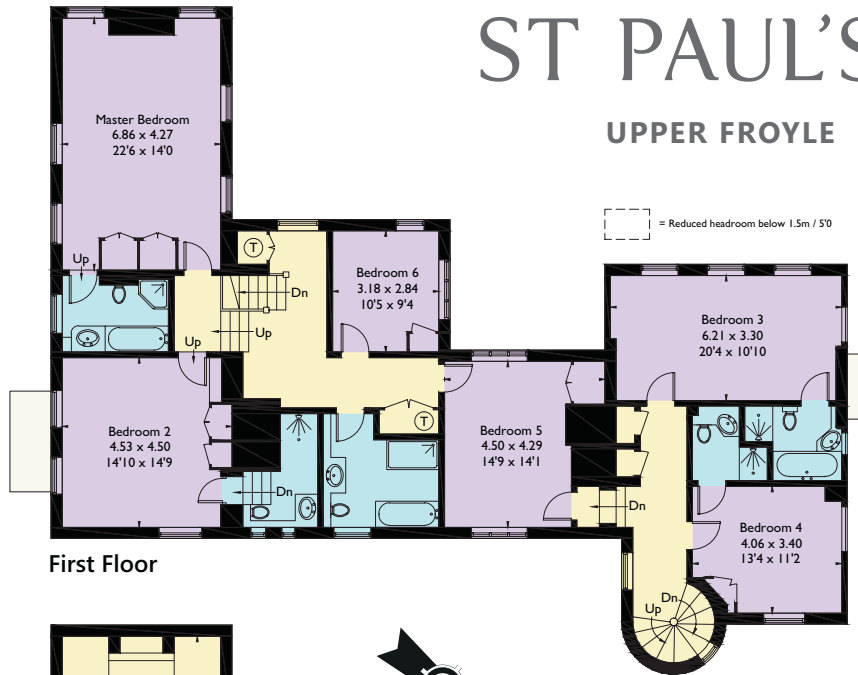
Main House: 4776 sq.ft. / 443.7 sq.m.
 Outbuildings: 2726 sq.ft. / 253.3 sq.m.
 (Including Garage / Workshop / Mezzanine / Excluding Carport)

- Reception
- Bedroom
- Storage
- Kitchen/Utility
- Bathroom

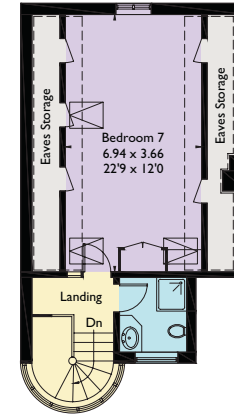
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

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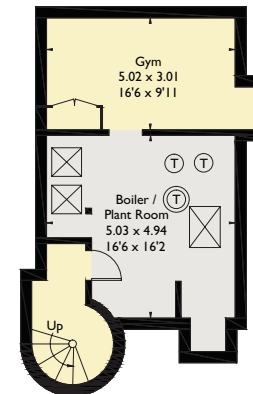
First Floor



Second Floor



Ground Floor



Lower Ground Floor









Outside

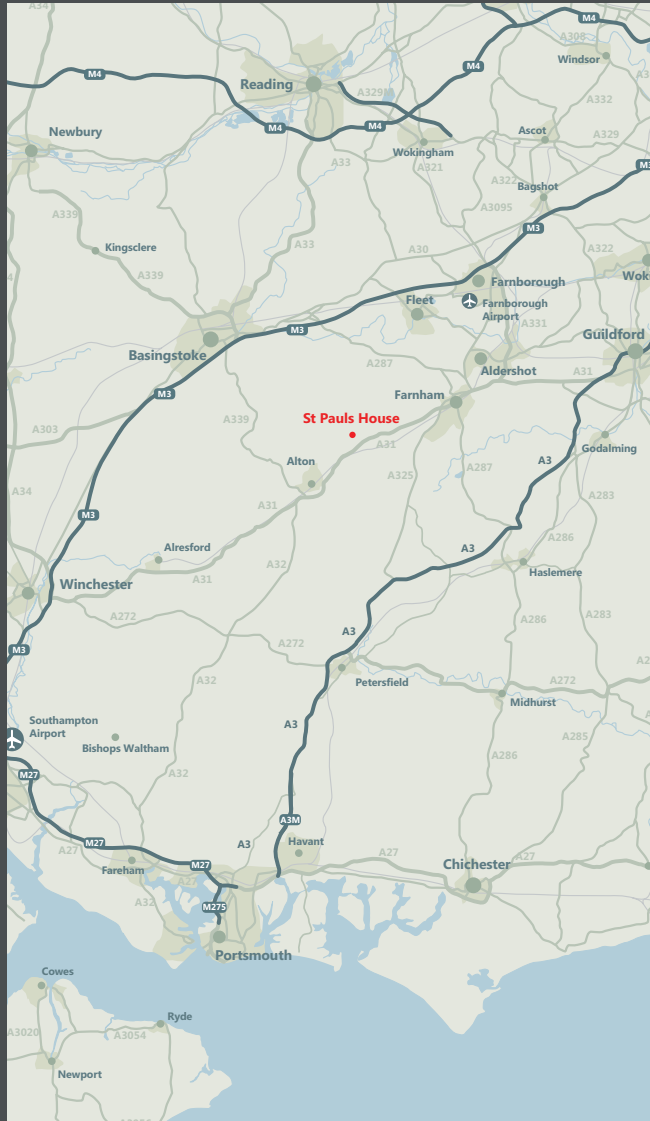
The garden and grounds have been established and landscaped over many years with the help of a design by Susan Ashton. The formal garden is arranged around the house with a series of garden rooms, from the sunken terrace behind the house with ornamental pond, box balls and clipped hedges, to the herb knot garden on one side, the rose garden to the front and herbaceous borders framed by old brick walls. The grass tennis lawn lies comfortably in the heart of the garden with gentle banks either side guiding the eye towards the ornamental vegetable and cutting garden at the top corner. There is a bore hole and automatic garden watering system.

The paddock to the side provides a useful amenity field with separate access from the lane making it easy to bring in larger vehicles or cars. The two oak barns and the Granary are accessed from the paddock and are

enclosed by mature hedging. Trees are a lovely feature of the garden and grounds with a rich array of bird life and nesting boxes; these include, oak, horse chestnut, ash, walnut and fruit trees. In all the garden and grounds extend to about 2.8 acres (1.136 ha).

Outbuildings

Small oak "tithe barn" with outside WC, gardener's room, ground source heated ground floor, vehicular storage area in two bays and gas fired boiler for hot water. Alitex greenhouse heated by the same ground source heat pump to barn. Six bay barn with two lockable bays, power and light which is currently used as wood store. Garden store and old granary set on stone staddles.



Location

Upper Froyle is conveniently located between Alton and Farnham close to the Hampshire/Surrey border, part of an unspoilt rural landscape that has remained largely unaltered over many centuries. 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 amenities, such as a village hall and the Church. The property lies behind a double beech and yew hedge providing all year screening from the lane and a lovely outlook from the house.

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.

The extensive network of local lanes, footpaths and bridleways provide many walks and cycling routes, ideal for any outdoor enthusiasts. There is a good selection of independent schools within easy reach as well as local primary and secondary schools.





Services: All mains services. Heating served by a triple system of ground source heat pump, biomass log burning boiler and back up mains gas fired boiler. Solar also connected. The coach house has two log burning stoves and the gardener's room in the small tithe barn also has a log burner. There is a diesel generator with a diesel tank.

Fixtures and Fittings: All fixtures and fittings, and any carpets, curtains, light fittings, garden statuary, etc are excluded from the sale. Some contents can be made available to a purchaser by separate negotiation.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, Tel: 01730 266551

Council Tax: Band: H

Directions: (Postcode GU34 4LB)

From Alton: Follow the A31 dual carriageway towards Farnham/Guildford, after 1.1 miles the road narrows to single carriageway. Take the first left turning (Upper Froyle/Hen & Chicken) go up the slip road and turn left just beyond the Hen & Chicken pub (signposted Upper Froyle). * Follow this lane into the village and St Paul's is on the left opposite the church.

From Farnham: Head along the A31 dual carriageway heading towards Alton/Winchester. After 4.5 miles the road narrows to a single carriageway, indicate right and take the next right hand turning (Upper Froyle/Hen & Chicken) and follow as * above.

Viewings: Strictly by private appointment only with the joint agents.



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4. VAT: The VAT position relating to the property may change without notice.

5. Grammar School catchment areas: Any reference to a property being in a specific catchment area should not be relied upon as a statement of fact and should be verified with the appropriate Local Education Authority.

Particulars dated: March 2016. Photographs dated: March 2016

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