



32 Burnham Square, Upper Froyle, Alton, Hampshire. GU34 4FB.  
Guide Price £650,000





### Description

A beautifully appointed and generously proportioned home situated in a much sought after location. Froyle park is a select village-style development within the Froyle Conservation Area, set in its own beautiful mature grounds with a series of green open spaces. Upper Froyle itself is a quintessentially English, picturesque country village, steeped in history and surrounded by the rolling hills of the stunning Hampshire countryside. While benefitting from such a rural setting, the property is also well located for amenities, with a local shop, bus stop and pub all within walking distance. A wide range of shops, restaurants and leisure facilities can be reached by car in Alton (8 minutes) and Farnham (11 minutes) and both towns have mainline stations with regular trains to Waterloo. The nearby A31 provides easy access to the wider road network including the A3, A331 and M3.



This delightful home has been well maintained and much improved by the current owners. The property enjoys a south west facing rear aspect, filling the house and garden with light. The spacious accommodation has a homely feel, with separate rooms and zones that flow seamlessly creating a sense of open plan living. The entrance hall, with double cloaks cupboard and cloakroom/w.c., leads to the large double aspect living/dining room with a French door leading to the rear garden. A fine feature of the home is the kitchen/breakfast/family room with an extensive range of floor and wall mounted units, a water softener and a selection of integrated appliances. This generous room offers space for a table and chairs as well as a sofa and seating, with large windows overlooking the garden and making the most of the sunny aspect. On the first floor a large landing leads to all rooms and offers a study or seating area. The principle bedroom benefits from a dressing area, a wide range of fitted furniture and a re-fitted contemporary shower room with quality sanitaryware and brassware. The second and third bedroom are served by a family bathroom which has also been refitted to a high standard.

To the rear of the property is a small lawned garden with two paved patios and a gate leading to the attractively landscaped communal gardens. The property owns its patios, but not the lawn which is maintained by the management company, keeping upkeep to a minimum. To the front there is a block paved area providing off road parking for 2-3 cars. There is also a car park for visitors located just a short walk down the road. As with most modern developments, there is an estate charge which is currently £1050 per annum.

An early internal inspection is most highly recommended to fully appreciate all that this charming home has to offer.



### Directions

Leave Farnham along the A31 in the direction of Alton. When signposted, turn right (marked Upper Froyle and Hen and Chicken) and continue along this road. Turn right into Fiennes Lane and follow this road round to the left and you will find the property on your left hand side.

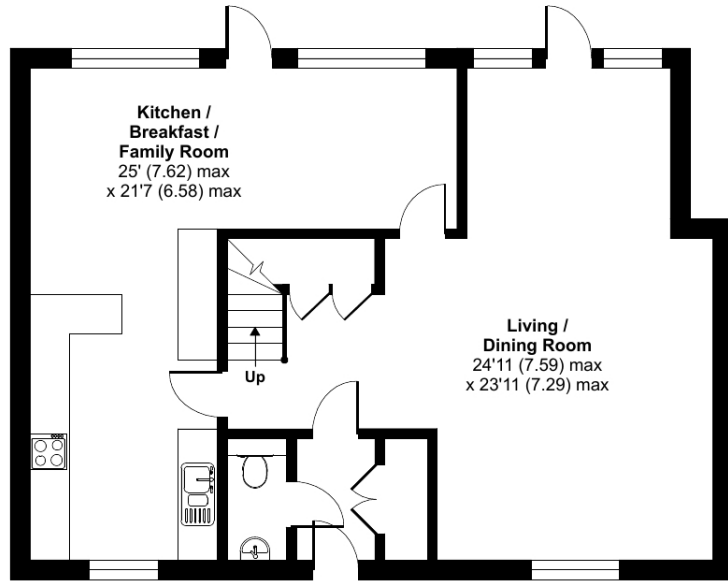
### Local Authority

East Hampshire  
Band F

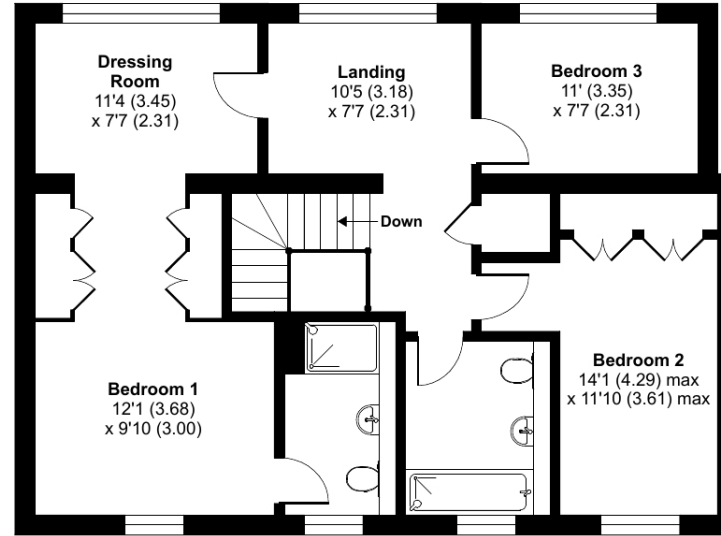
# Burnham Square, Upper Froye, Alton, GU34

Approximate Area = 1705 sq ft / 158.3 sq m


For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	82
A		
(81-91)		
B		
(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
		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Keats Fearn Limited. REF: 1386750



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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.



