



32 Burnham Square, Upper Froyle, Alton, Hampshire. GU34 4FB.  
Guide Price £620,000

- Sought after village location
- Short drive to Farnham and Alton
- Nearby shop, pub and bus stop
- Much improved and well presented
- Off road parking for 2-3 cars
- Three bedrooms
- Re-fitted bathroom and en-suite shower
- Generous living/dining room
- Kitchen/breakfast/family room
- Viewings highly recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(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

## Description

A beautifully appointed, generously proportioned home in the sought-after Froyle Park, within the Froyle Conservation Area. Set in mature grounds with green open spaces, the property is close to local shops, pub, and bus stop, with Alton (8 mins) and Farnham (11 mins) reachable by car, both with stations to Waterloo. Accommodation includes entrance hall with cloakroom, double-aspect living/dining room, and kitchen/breakfast/family room with integrated appliances. Upstairs: principal bedroom with dressing area and en-suite, two further bedrooms, and family bathroom. Rear garden with patios, access to communal landscaped grounds; front block-paved parking for 2-3 cars. Estate charge £1,050 p.a.

## 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.

## Tenure

Freehold

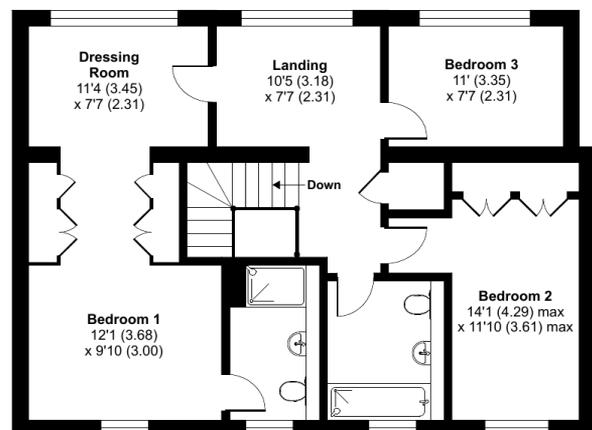
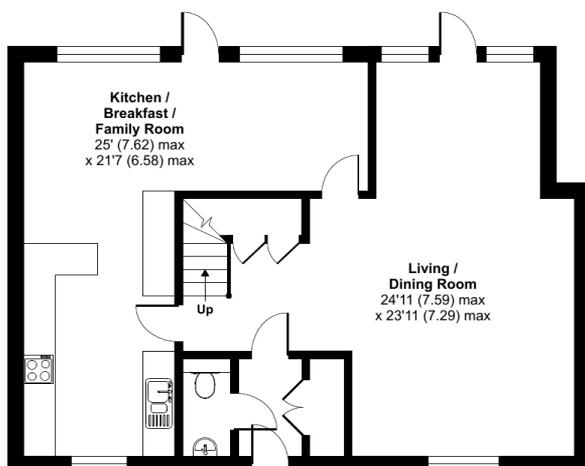
## Local Authority

East Hampshire  
Band F

## Burnham Square, Upper Froyle, Alton, GU34

Approximate Area = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



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



For clarification we wish to inform prospective purchasers/tenants 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.