

ST. PAUL'S HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.



ST. PAUL'S *House*

Ryebridge Lane, Upper Froyle, Alton, Hampshire, GU34 4LB



St Paul's House is a rare and compelling period home. A former vicarage with Georgian and 17th century origins, it carries the quiet authority of a building deeply rooted in its place, opposite the church in the heart of Upper Froyle, yet with open farmland rolling away behind. Grade II Listed and rich in historic character, the house was substantially extended in 2010 and equipped with 21st century sustainable technology including a ground source heat pumps and biomass log burner. A circular stone staircase rises to a top floor turret with exceptional countryside views. Across the first and second floors are seven bedrooms and six bath and shower rooms, five en suite.







THE FINER *Details*

Bedrooms
7

Reception Rooms
4

Bath/Shower Rooms
6

Garaging

Annexe & Outbuildings

Grass Tennis Court

Acreage
2.65

What3Words
///recruiter.sidelined.shame

Co-Ordinates
51°10'52"N, 000°55'11"W

Services
Mains electricity, water and drainage
Gas fired central heating
Ground source heat pumps
Back-up mains gas boiler
Diesel generator

Listing
Grade II

EPC
Band D

Council Tax
Band H

Local Authority
East Hampshire District Council

Agent's Note
A further 2.94 acres (tbc) on the opposite side of Ryebri
dge Lane is available
by separate negotiation















ABOUT THIS *Area*



Upper Froyle sits in an unspoilt stretch of Hampshire countryside between Alton and Farnham, close to the Surrey border. St Paul's House occupies a commanding position at the heart of the village, opposite the church, with open farmland extending to the rear. Upper and Lower Froyle share a village hall, church and pub; Bentley nearby offers a village shop and local station. Alton and Farnham provide broader amenities, with the A31 within a mile and the M3 accessible at Odiham. Schools include primaries at Binsted and Bentley, with Eggars, Treloars and Lord Wandsworth College within reach.





















Please note: This plan is should be used as a guide only.

POINTS OF *Interest*



Towns and Cities

Alton, 4 miles
Farnham, 6 miles
Basingstoke, 12 miles
Guildford, 18 miles
Winchester, 20 miles
London, 48.9 miles

Pubs & Restaurants

The Anchor Inn, Lower Froyle
The Chequers Inn, Well
The Hoddington Arms, Upton Grey

Train Stations

Bentley, 2 miles
(London Waterloo 67 mins)
Farnham, 6 miles
(London Waterloo 61 mins)
Alton, 4 miles
(London Waterloo 73 mins)

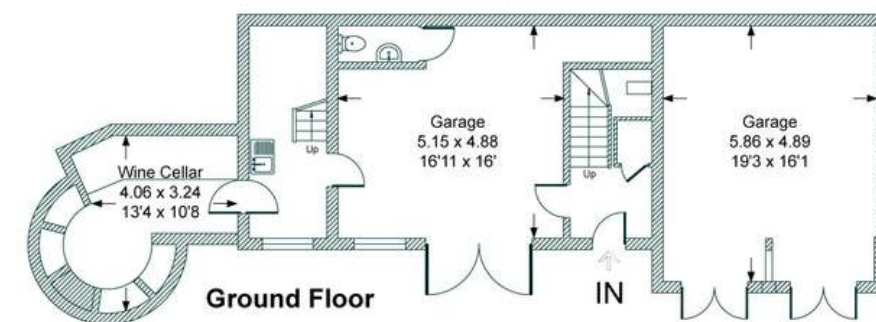
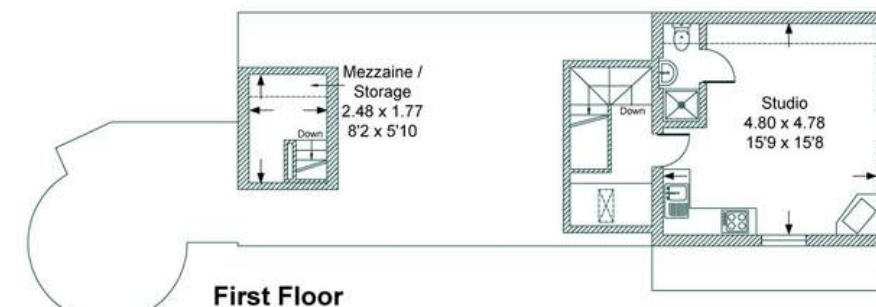
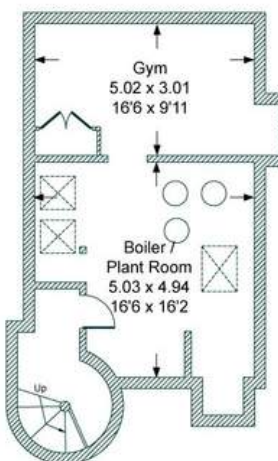
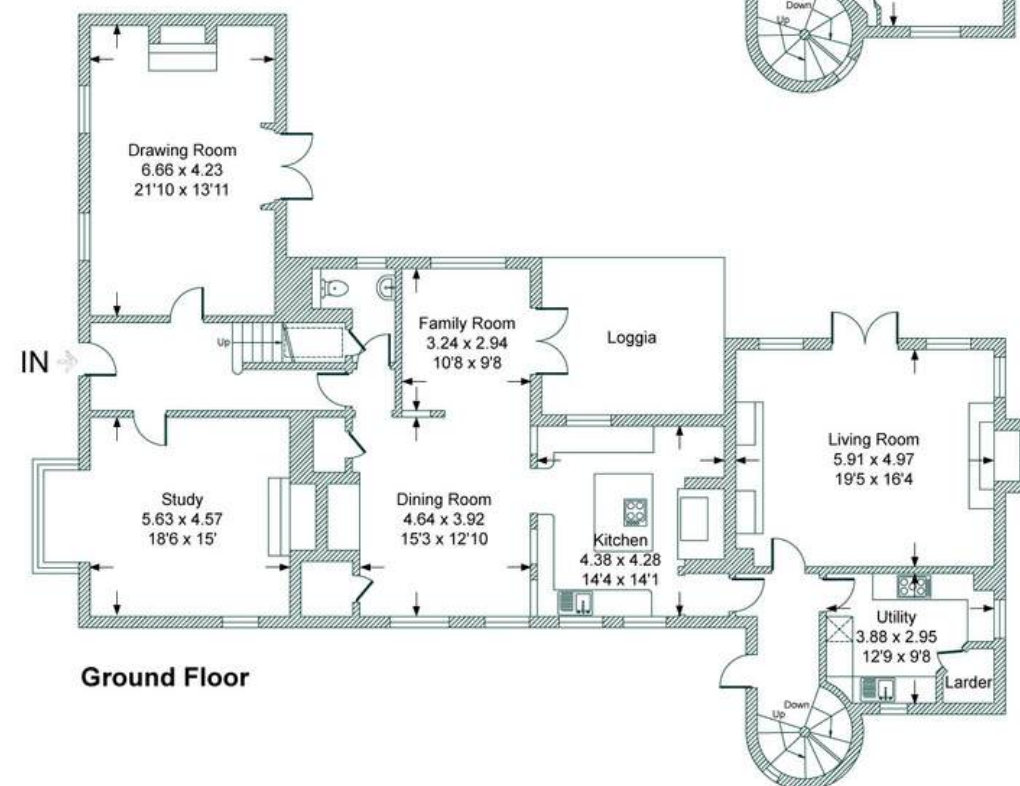
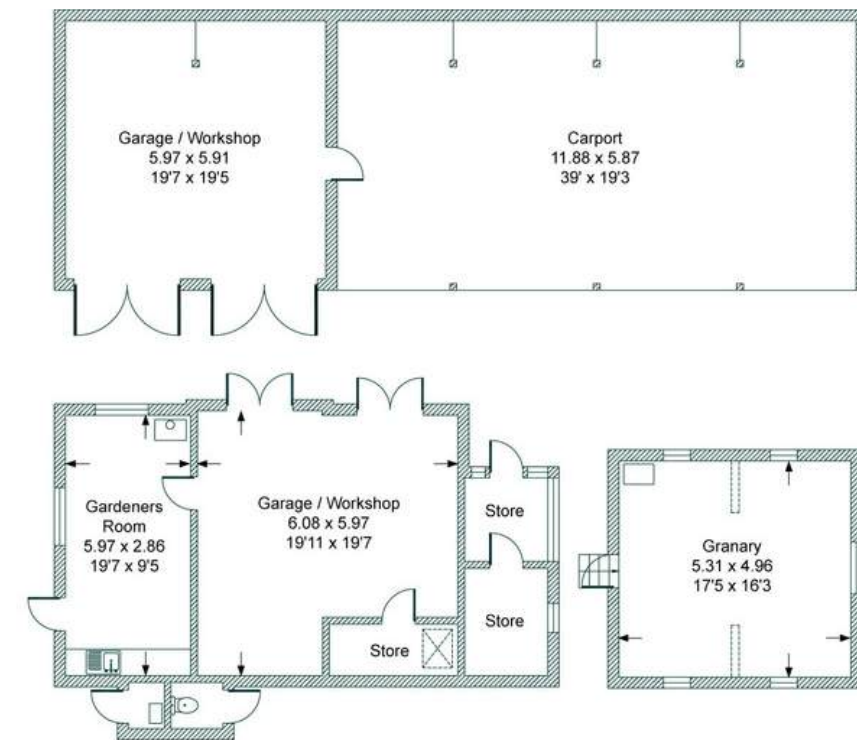
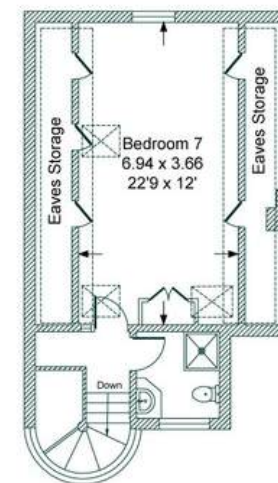
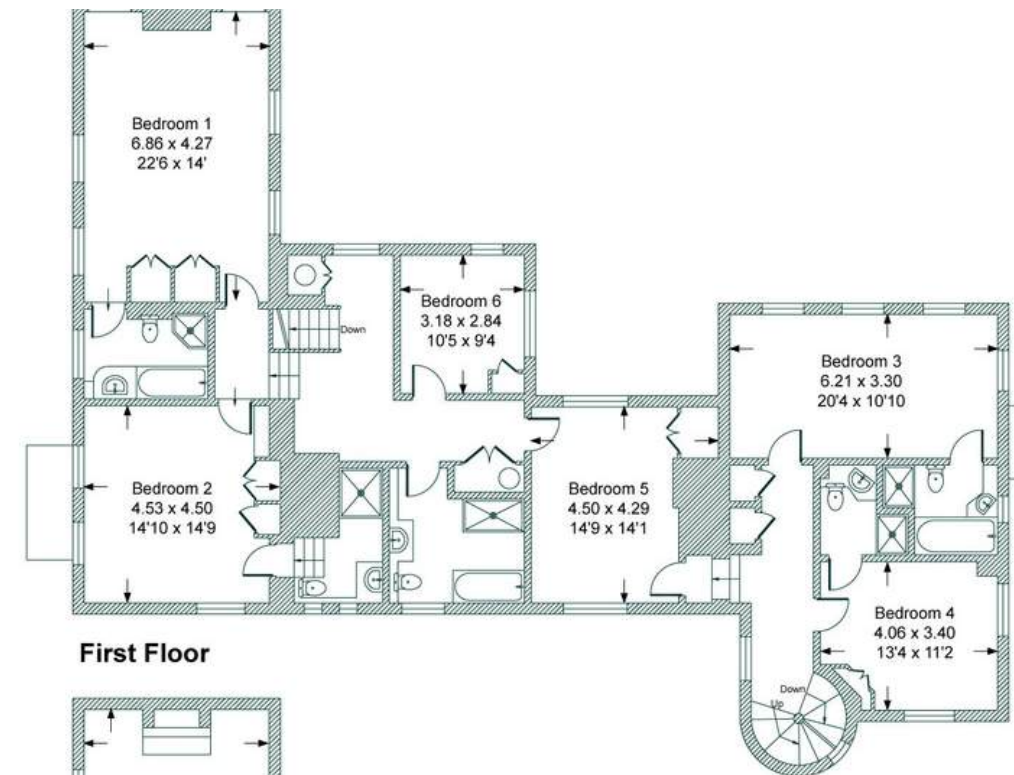
Airports

Farnborough, 10 miles
Southampton, 25 miles
London Heathrow, 38 miles
London Gatwick, 40 miles



FLOORPLANS

St. Paul's House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 697 sq m / 7,502 sq ft
House - 443.7 sq m / 4,776 sq ft | Outbuildings - 253.3 sq m / 2,726 sq ft

AREA GUIDE

Hampshire 🍷

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart.

Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.

Walking - The Clarendon Way

The Clarendon Way runs from Salisbury to Winchester. It gets its name from Clarendon Park on the eastern edge of Salisbury. Salisbury to Winchester, and takes its name from Clarendon Park on the eastern edge of Salisbury.

Eating Out - The Chesil Rectory, Winchester

A unique and historic restaurant which occupies a 600-year-old Medieval house of exceptional character and charm. Independently owned since 2008 by a small group of friends who share a passion for food and wine.

Event - The Isle of Wight Festival

Britain has always been famed for its music festivals, one of the most famous being The Isle of White festival which takes place annually in Newport.

Day Out - Marwell Zoo

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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