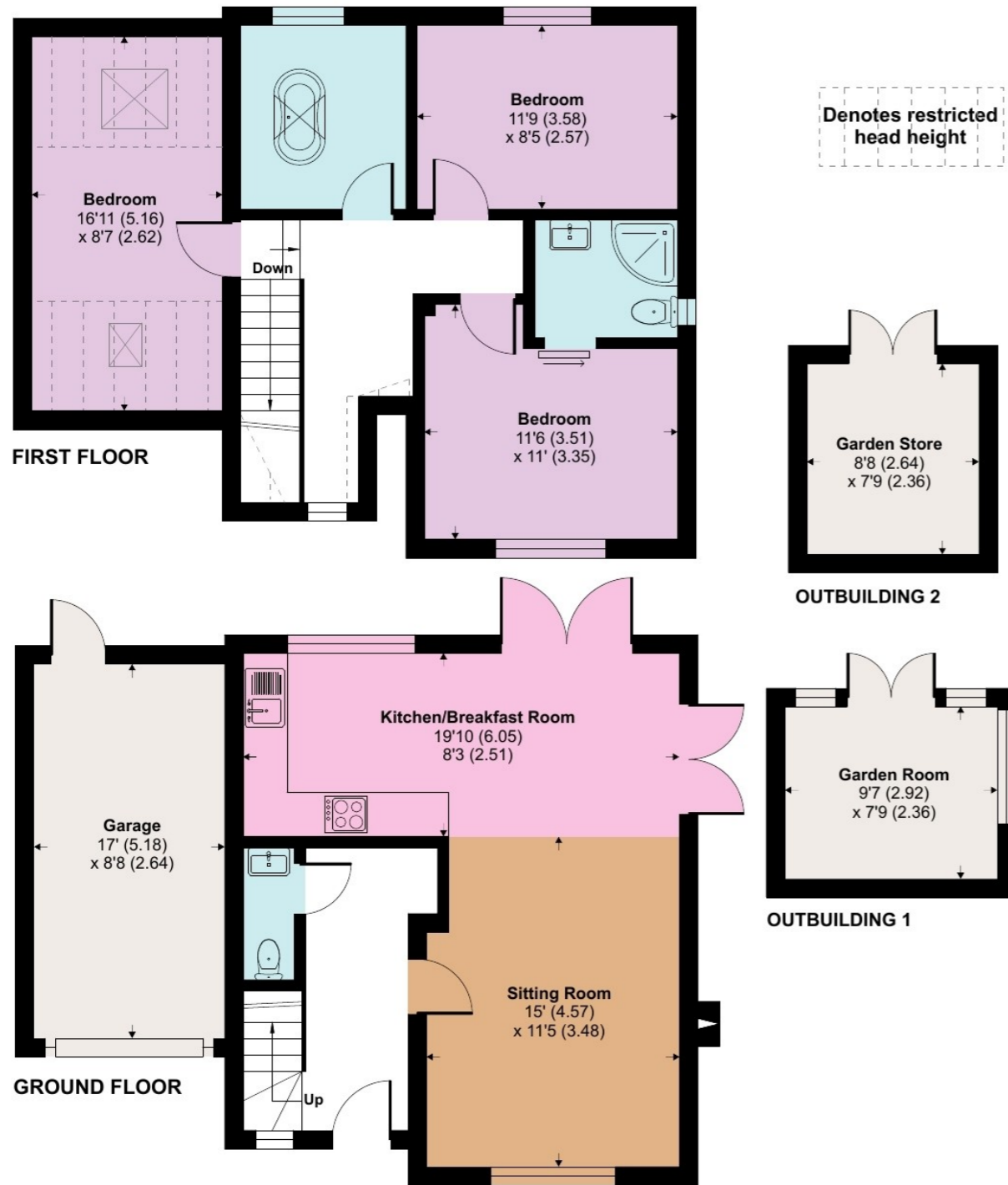


Hole Lane, Bentley, Farnham, GU10

Approximate Area = 989 sq ft / 91.8 sq m
 Limited Use Area (s) = 56 sq ft / 5.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Outbuildings = 144 sq ft / 13.3 sq m
 Total = 1336 sq ft / 123.9 sq m



Hole Lane, Bentley, Farnham, Hampshire, GU10

Guide Price £575,000

This detached family home has recently been refurbished by the current homeowners and is ideally located in the popular village of Bentley.

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ACCOMMODATION

- Detached character home
- Delightful location
- Open plan kitchen/breakfast room
- Recently modernised
- Three double bedrooms
- Garage and driveway
- Large garden
- Further scope to extend STPP

DESCRIPTION

A well presented detached home, situated in an idyllic semi-rural location in the highly regarded village of Bentley.

The property offers a wealth of character features and benefits from traditional accommodation comprising generous sitting room with open fireplace, a newly fitted open plan kitchen/breakfast room with two sets of French doors to rear patio, large hallway and downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room, two good sized double bedrooms, landing area and family bathroom.

There is also disabled access through widened doorways, ramps and disabled friendly path through the Pergola.

Outside is the driveway providing parking and access to the garage. At the rear there is a large wrap around garden with two sheds and patio area and further access to the garage.



LOCATION

The property is situated in the heart of the popular village of Bentley, a charming village on the edge of rolling down land in north east Hampshire and near to Alice Holt Forest providing superb opportunities for walking, riding and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. Bentley has its own primary school, church, two public houses, cafe and an excellent village shop. There is a regular bus service, connecting to both Alton and Farnham, and a railway station with regular direct trains to London Waterloo in approximately one hour. The property is situated off the A31 with excellent access to the Guildford, Farnham, Alton and Winchester. From the A31, the A3, M3 and A331 can all be accessed.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	