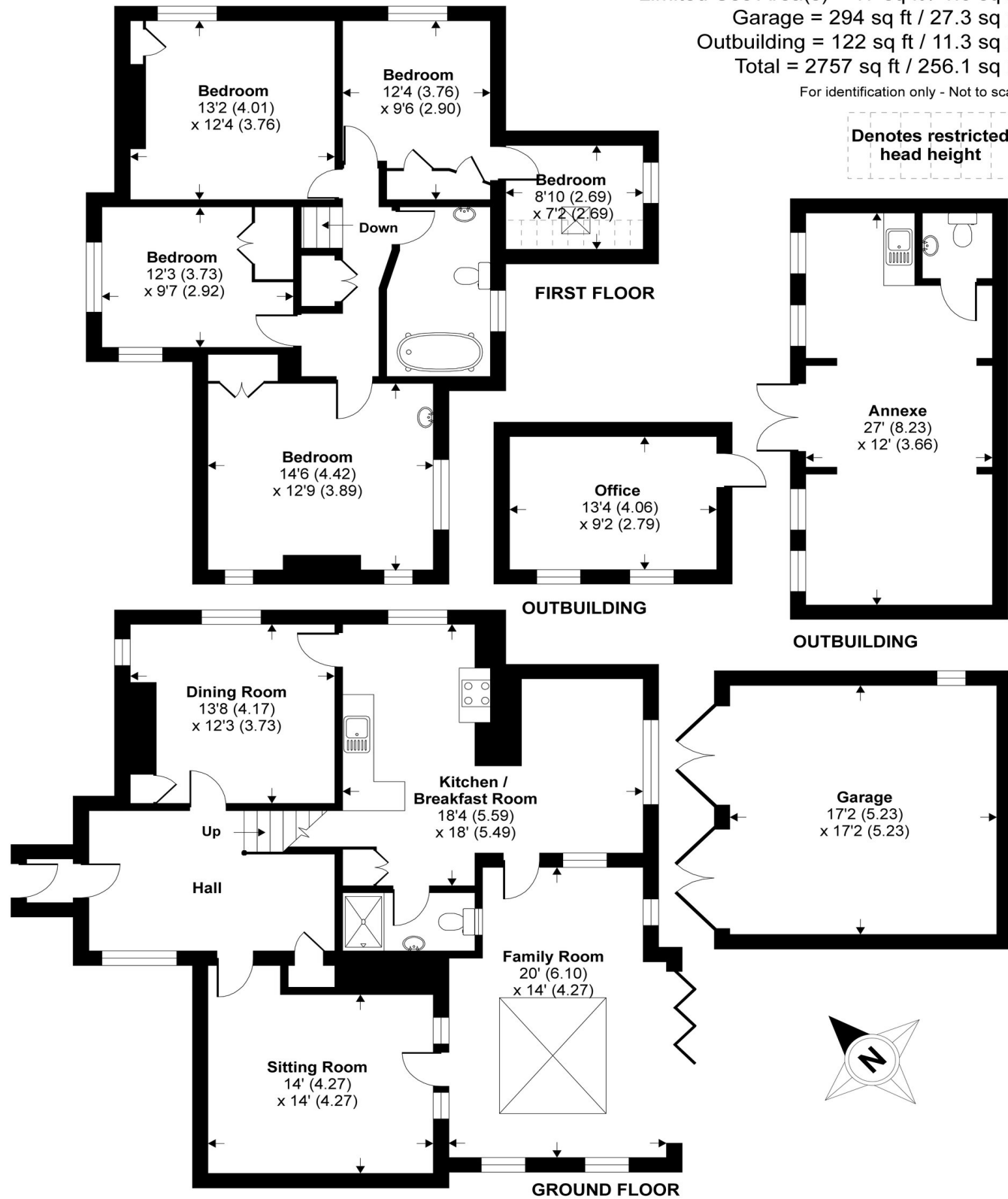


Bentley, Farnham, GU10

Approximate Area = 2324 sq ft / 215.8 sq m (includes annex)
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuilding = 122 sq ft / 11.3 sq m
 Total = 2757 sq ft / 256.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 763480



Bentley, Farnham, Surrey, GU10

Guide Price £1,150,000

This character property has fantastic views over the surrounding countryside and offers a wealth of character, two outbuildings and a detached double garage.

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ACCOMMODATION

- Charming home
- Three reception rooms
- Immaculately presented
- Five bedrooms
- Walking distance to Bentley station
- 1/3 acre rear garden
- Double garage, home office and separate annexe/games room
- Immediate access to fabulous walks
- Village location
- No chain

DESCRIPTION

This beautiful period property originally dates back to 1786 with later substantial additions in 1926. The house offers a wealth of character and charm with many original features throughout and has delightful rural views to the side and rear over the neighbouring countryside and Alice Holt Forest beyond.

Entering the property via a smart porch, there is a large welcoming entrance hallway that immediately sets the tone. Towards the back of the ground floor there is the 'hub of the home' kitchen/breakfast room/dining area with farmhouse styled units, breakfast island, two-oven Rayburn, pantry and wonderful views to the rear garden. Adjacent, there is a spacious family room with bifolding doors to rear patio and sky lantern, sitting room with wood burning stove, dual aspect dining room, downstairs shower room.

Upstairs the principal bedroom is wonderfully light and enjoys stunning views on three sides of the garden and surrounding countryside. Furthermore, there are three double bedrooms, all with fitted wardrobes, single bedroom/dressing room and large family bathroom with its attractive free-standing bath. A useful loft space provides further storage.

The delightful and well-maintained gardens extend to approximately 0.25 acres and are well secluded by hedging to the rear and by a brick wall at the front. The main part of the garden is fully fenced providing good safety for children and dogs. This is mainly laid to lawn, interspersed with interesting curved flower beds which are well stocked with established plants and shrubs. It also includes a stand-alone office constructed in brick with a gable roof to the front of the property, together with large 30sq/m annexe towards the rear of the property, complete with wc and kitchenette, south facing pergola covered terrace. To the front the



property is approached through a wooden five bar gate into a large gravelled parking area in front of the double garage. A magnificent bay tree sits at the side of 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, village shop and Indian restaurant. 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

