

# Holt End Lane, Bentworth, Alton, GU34

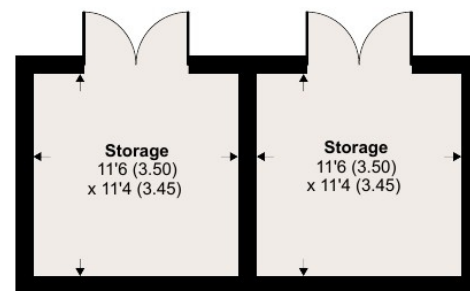
Approximate Area = 2104 sq ft / 195.4 sq m (excludes void)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garden Store = 260 sq ft / 24.1 sq m

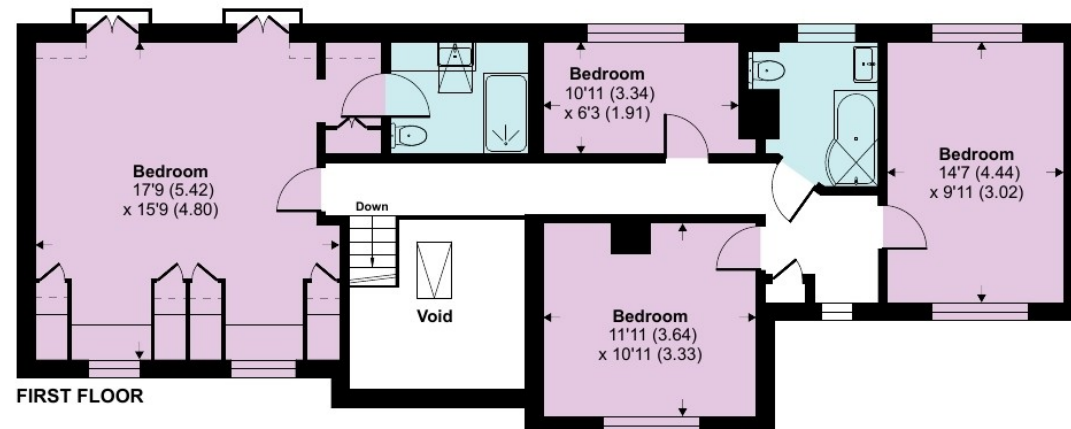
Total = 2398 sq ft / 222.6 sq m

For identification only - Not to scale

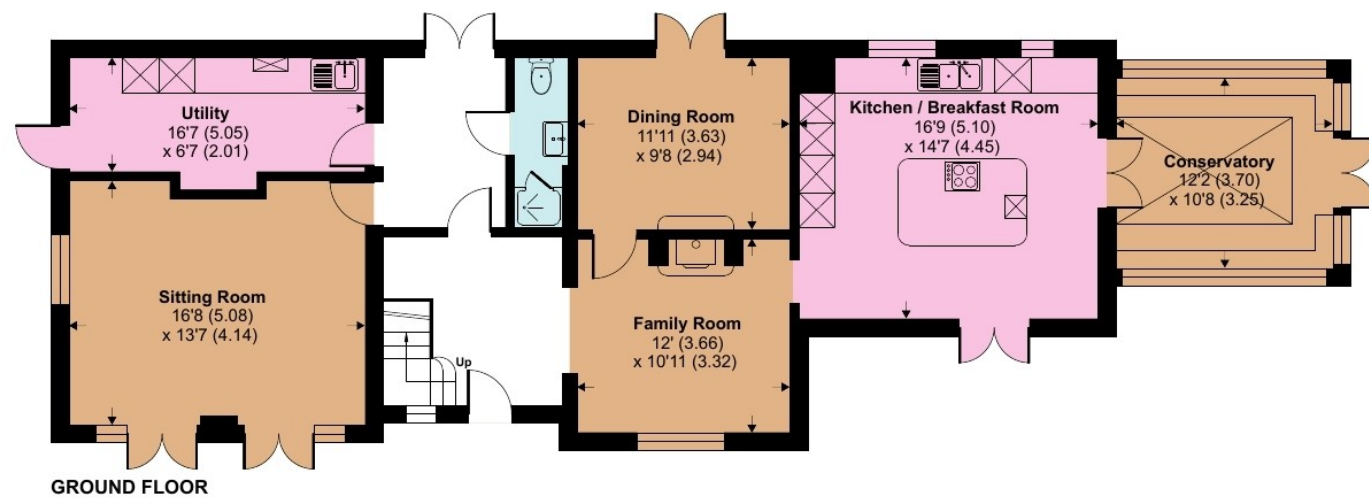


DETACHED GARDEN STORE

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



## HOLT END LANE, BENTWORTH, ALTON, HAMPSHIRE, GU34

Offers in excess of £1,250,000

A well presented country house with spectacular countryside views.

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

Rural location with farmland views

Superbly presented home

Three reception rooms and conservatory

Study and utility room

Four bedrooms

Detached garden storage

Swimming pool

Delightful gardens of 0.57 acres

DESCRIPTION

A well presented detached country home set in stunning gardens extending to 0.57 acres with open views across neighbouring farmland.

Beech Copse is a beautifully presented country house, which has undergone significant improvements during the current ownership. The resulting accommodation is light and bright, with many of the rooms affording wonderful views over the gardens and adjoining farmland.

The ground floor comprises galleried reception hall with vaulted ceiling, double aspect sitting room with double doors out to the front gardens, family room with a double-sided log burner, linking to a dining room with French doors onto gardens. There is a recently fitted, bespoke kitchen/breakfast room with a great range of floor units, integrated AEG appliances and a beautiful central island / breakfast bar with AEG induction hob. The kitchen opens out to a large expanse of terrace, which provides a great area for entertaining and relaxing in the sun. Leading off the kitchen via double doors, there is a conservatory, which enjoys fabulous views across the heated swimming pool and to the fields beyond. Both kitchen and conservatory enjoy underfloor heating. There is also a large utility room with back door to outside, boot room area and a downstairs shower room.

On the first floor, there is a principal bedroom suite with a number of built in fitted wardrobes, two sets of balconies enjoying the fabulous views, dressing area and en suite shower room. There are three further bedrooms and a recently refitted family bathroom.



The property is approached via a five-bar gate which opens onto a large gravelled driveway providing parking for several vehicles and access to the detached garden storage. The beautifully landscaped gardens lie principally to the south, west and east of the house, with some well-established borders giving a good degree of interest throughout the year. Large areas of lawn offer a great space for outdoor recreation and a large terrace provides excellent space for outdoor entertaining and relaxing. The swimming pool is a real feature and provides a great lifestyle opportunity for both family and friends and is heated by a new air source heat pump, which delivers extended use from April to October. The grounds wrap around the property and provides all day sun and gives the air of seclusion, whilst providing the most fabulous views over the surrounding countryside.

To note: Oil fired heating system, private drainage (septic tank), PV solar panels, solar water heating system and solar electric car charger (Zappi). Feed In Tariffs.

LOCATION

Beech Copse is set in a stunning position within the attractive village of Bentworth with superb views over open countryside and the nearby cricket green. The village is on the edge of the renowned Candover Valley which has an unusually large number of beautiful country houses. Bentworth itself has the 12th century Parish Church of St Mary's, Primary School recently rated 'outstanding/good' by Ofsted and a pub called The Sun Inn.

There are more extensive shopping facilities at Alton 5 miles, Farnham 15 miles, Basingstoke 10 miles, Winchester 20 miles and good access to London, and the national motorway network for the M3 at junction 6 within 9 miles and the A303 to the west. A regular fast train service runs from Basingstoke station to London Waterloo, the journey taking approximately 45 minutes. Alternatively, Alton station (5 miles) has a direct South West Train service to London Waterloo for approximately 75 minutes.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		