



HOLMES FIELD COURT, BENTLEY, FARNHAM, GU10

Guide price £475,000 *Freehold*



KEY FEATURES

- Immaculately presented two-bedroom home
- Beautiful views over countryside
- Open-plan living accommodation
- Contemporary kitchen with integrated appliances
- Landscaped private rear garden
- Driveway parking and side access
- Easy access to Bentley station and local amenities
- Offered with no onward chain



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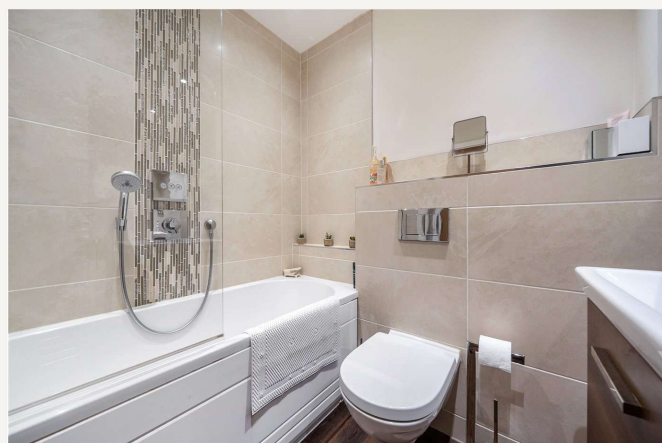
ACCOMMODATION

Located within an attractive and sought-after modern development of just nine properties in the desirable village of Bentley, this beautifully presented two bedroom home built by local developer Compton Homes, offers stylish contemporary living, private driveway parking and an impressive rear garden.

Upon entering, a welcoming entrance hall provides access to the main living area and staircase to the first floor. The real focal point of the home is the open-plan kitchen, dining and living space which extends across to the rear of the property. The kitchen has underfloor heating and is fitted with a comprehensive range of shaker-style units, complemented by high quality integrated Bosch and Siemens appliances and generous granite worktop space. In the living area, there is room for both dining and sitting areas, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. Downstairs also benefits from a cloakroom and good storage.

On the first floor are two well-proportioned bedrooms and a contemporary family bathroom, fitted with quality Villeroy and Boch sanitaryware. The principal bedroom is a particularly generous double room with built-in wardrobe storage and great views, whilst the second bedroom provides an ideal guest bedroom, nursery or home office and also has built in storage.

Outside, the generous rear garden is mainly laid to lawn with a patio adjoining the house, providing an attractive and low-maintenance outdoor space. The garden is enclosed by fencing and mature hedges and benefits from gated side access. To the front of the property is a small landscaped garden and a private driveway providing off-road parking for two to three vehicles.



MATERIAL INFORMATION

Tenure: Freehold
Service Charge: Approx. £121.07 per annum
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed
Utilities: All mains connections

LOCATION

Holmes Field Court is situated within a small modern development just a short walk into Bentley village centre. It is conveniently situated for the railway station, which has regular direct trains to London Waterloo in approximately one hour.

Bentley provides an excellent range of local amenities, including a highly regarded primary school, village shop, café, church and traditional public house. The renowned Alice Holt Forest is nearby, offering extensive walking and cycling routes, while Blacknest Golf & Country Club provides excellent leisure facilities including a golf course, driving range and gym.

The historic market towns of Farnham and Alton are both within approximately five miles, offering a wider selection of shops, restaurants and services. Bentley railway station provides direct services to London Waterloo, and the village enjoys excellent road connections via the A31, with easy access to Guildford, Winchester, the A3, M3 and A331.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



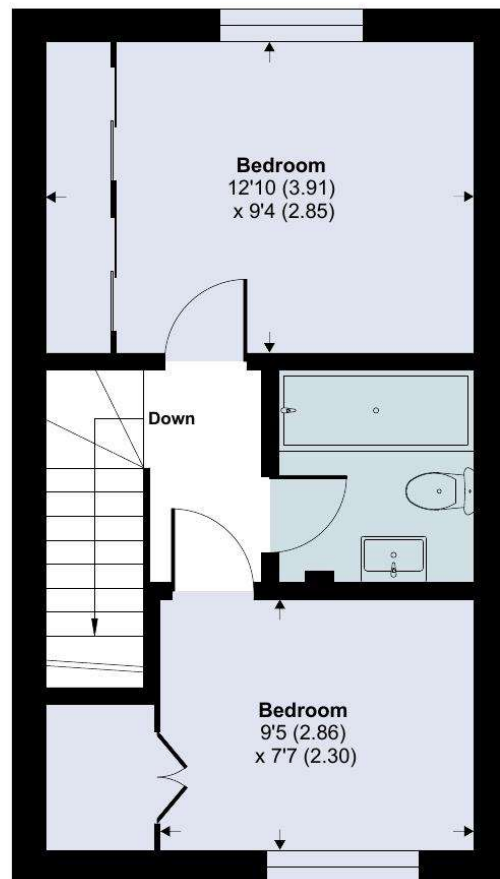
Holmes Field Court, Main Road, Bentley, Farnham, GU10

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Winkworth. REF: 1526672

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