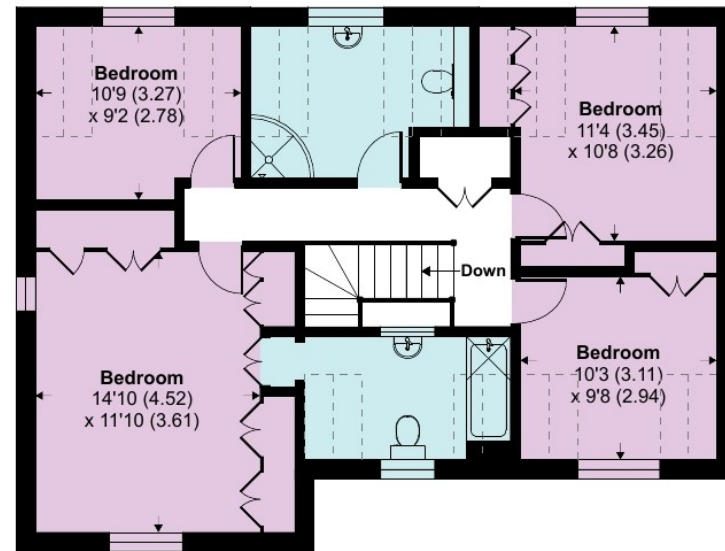


# Station Road, Bentley, Farnham, GU10

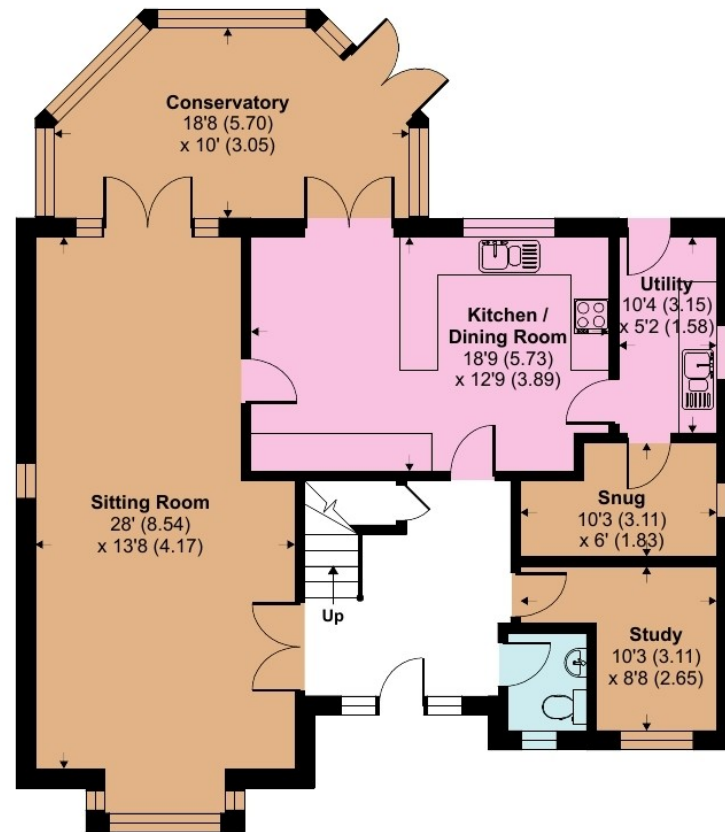
Approximate Area = 1825 sq ft / 169.6 sq m  
 Limited Use Area(s) = 176 sq ft / 16.3 sq m  
 Garage = 380 sq ft / 35.3 sq m  
 Total = 2381 sq ft / 221.2 sq m  
 For identification only - Not to scale



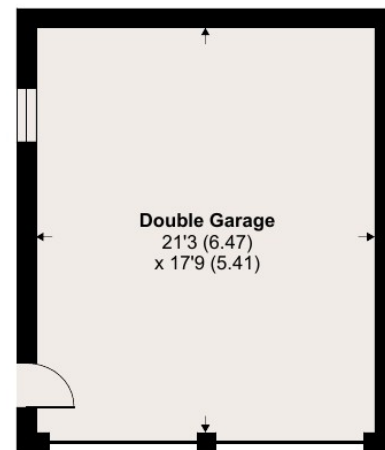
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



## STATION ROAD, BENTLEY, FARNHAM, HAMPSHIRE, GU10

Guide Price £1,000,000

Detached family home with a detached double garage within immediate proximity to Bentley railway station, hour to London.

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

Open plan kitchen/dining room

Utility room

Large sitting room and study

Well presented throughout

Principal bedroom with en suite shower room

Three further double bedrooms

Large driveway and detached double garage

Large south-easterly facing private garden

0.42 acre

Village location



Outside

To the front of the property there is a large gravelled driveway, leading to a detached double garage with light and power. The rear garden faces in a south-easterly direction and is mainly laid to lawn. This features a large patio area, a mixture of border and bedding plants, potting shed.

LOCATION

Situated on the edge of Bentley, a charming village on the edge of rolling downland in north east Hampshire. The property is very conveniently situated for the railway station, which has 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.

Bentley provides excellent local amenities including its highly regarded primary school, church, village shop, cafe and two public houses. Within a short walk, the renowned Alice Holt Forest can be accessed and to the south is the nearby Blacknest Golf & Country Club, with its clubhouse, golf course, driving range and gym. Within 5 miles lie the market towns of Farnham and Alton with a wider range of facilities.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Council Tax Band F

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.

DESCRIPTION

This detached family home is located in the highly regarded village of Bentley within walking distance of the train station village amenities, which offers a fast regular service to Waterloo. It is also well placed for easy access to schools, shops and the nearby 'royal forests' of Alice Holt Forest.

The property is well presented throughout and the ground floor comprises a large, inviting hallway that opens onto a 28' sitting room with gas fireplace, kitchen/dining room with breakfast bar and adjoining utility room, conservatory with French doors onto garden, snug, study and downstairs cloakroom.

The large first floor landing provides access to all rooms and the principal bedroom has an en suite shower room and three sets of built in wardrobes. There are a further three double bedrooms, two with built in wardrobes, a family bathroom and airing cupboard.



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