

## Bentley, Farnham, GU10

Approximate Area = 2476 sq ft / 230 sq m (excludes store)

Garage = 293 sq ft / 27.2 sq m

Total = 2769 sq ft / 257.2 sq m

For identification only - Not to scale



## BENTLEY, FARNHAM, HAMPSHIRE, GU10

Guide Price £1,500,000

Charming detached family home with five double bedrooms, detached double garage and gardens of circa 0.75 acre.

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ACCOMMODATION

- Double aspect sitting room with wood burning stove
- Open plan kitchen/breakfast room
- Utility room
- Principal bedroom with en suite shower room
- Four further double bedrooms and two bathrooms
- Detached double garage
- Gardens approx. 0.75 acre
- Village location
- No onward chain

DESCRIPTION

Capels is in a wonderful village location, in a highly private position, in the heart of the village, with fine views over rolling countryside.

This beautiful home was built around 20 years ago and provides well-proportioned family accommodation appointed to a high standard.

Ground floor comprises entrance hall with Karndean wood effect flooring, double aspect sitting room with wood burning stove and French doors to garden, double aspect family/snug room with French doors to rear, superb open plan kitchen/breakfast room fitted with an excellent range of units with granite surfaces, adjoining utility room and downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room and built in wardrobe, two further double bedrooms (both with built in wardrobes), family bathroom and airing cupboard. There are stairs to the second floor which comprises two double bedrooms, large landing area and a family bathroom.



Outside

This village home is set perfectly within its own grounds of approximately 0.75 acre. There is a gravel driveway and parking area that leads to the double garage and front door of the house. There are stunning gardens surrounding, with two main lawned areas, one to front/side and one to the rear, as well as a period style double garage with wood store and loft storage above. There is an array of mature hedging, plants and trees giving the property a high degree of privacy and beautiful borders stocked with a range of plants, shrubs and trees. For outside entertaining there is a wonderful canopied terrace.

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, a public house, large village shop, coffee shop, Post Office and a vineyard. There is a regular bus service, connecting to Alton, Farnham and Guildford, and the village has its own railway station with regular direct trains to London Waterloo in approximately one hour.

Travel to both state and private schools in the area is possible using rail services, but importantly there are also dedicated bus services from Bentley to schools, such as Eggars, Churches, St Edmunds, Lord Wandsworth College and other schools. The property is situated off the A31 with excellent access to Guildford, Farnham, Alton and Winchester and easy access to the A3, M3 and A331.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band G

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             |         |           |
| 69-80 | C             | 69 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |