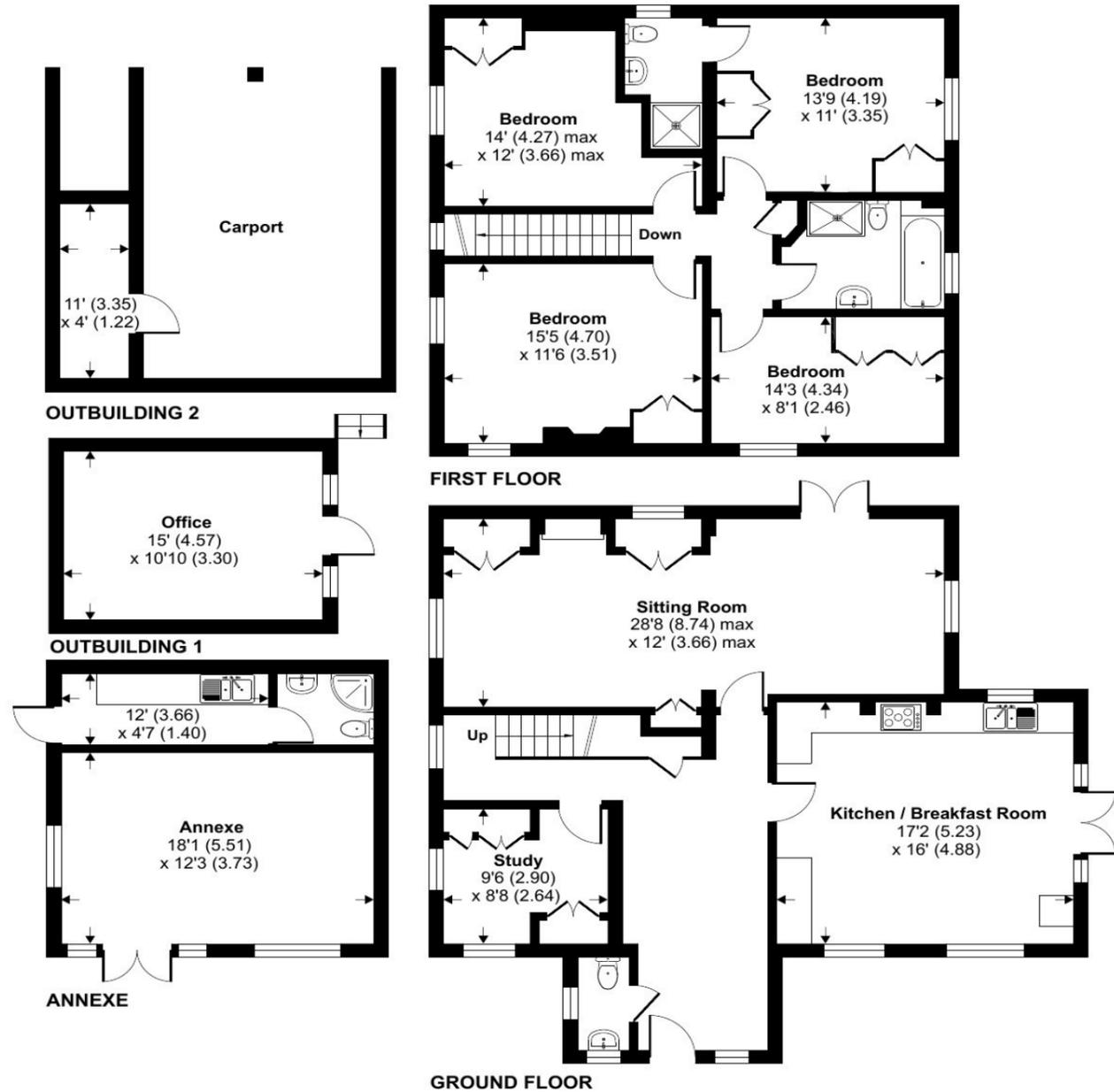


# Bentley, Farnham, GU10

Approximate Area = 1767 sq ft / 164 sq m (exclude carport)  
 Annexe = 313 sq ft / 29 sq m  
 Outbuilding = 207 sq ft / 19 sq m  
 Total = 2287 sq ft / 212 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 740914

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



## Bentley, Farnham, Hampshire, GU10

Offers in excess of £1,500,000

Charming detached family home understood to date from 1820 with detached annexe, characterful oak barn, grass tennis court and gardens of circa 1 acre.

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



**ACCOMMODATION**

- Triple aspect sitting room
- Triple aspect kitchen/breakfast room
- Principal bedroom with en suite shower room
- 3 further bedrooms
- Double aspect study
- Detached annexe and double garage with office
- Gardens and grounds including a grass tennis court – in all about 1 acre.
- Village location

**DESCRIPTION**

Baileys Well is in a wonderful peaceful position, on a very quiet country lane in a highly sought after location, on the fringe of the village, with fine views over rolling countryside.

This beautiful home is understood to date from 1820 and has charming brick elevations with vine and wisteria, double glazed sash and casement windows beneath a tiled roof. Extended about 20 years ago, the property has been sympathetically restored and now provides well-proportioned family accommodation appointed to a high standard.

Ground floor comprises entrance hall with oak flooring, triple aspect sitting room with open fireplace, French window and built in shelving and storage units, dual aspect study which also has built in cupboards, superb treble aspect open plan kitchen/breakfast room fitted with an excellent range of units with granite surfaces, butler sink, range cooker, integrated fridge and freezer, tiled floor with under floor heating and double doors opening to the terrace.

Upstairs the principal bedroom has a fully tiled en suite shower room, commanding views over the garden to farmland beyond and excellent wardrobe cupboards. There are three further bedrooms, each having built in cupboards and there is a family bathroom.

**Outside**

A five bar gate opens to a large gravelled drive which provides a generous parking and turning area with double barn style carport with office above, enclosed by established hedges with mature shrubs and trees. To the side of the house, there is a terrace and lawn with rose beds. At the rear there is a further terrace, path to the annexe, lawns and a grass tennis court. There is an annexe in the garden which makes for excellent guest accommodation with bed/sitting room, kitchenette/utility and shower room.

**LOCATION**

Located between Farnham and Alton, Bentley is a popular village to the west of Farnham with a church, public house, primary school, nursery, shop and recreation ground with playground and cricket pitch. This village is surrounded by glorious open countryside with walking, riding and fishing at Alice Holt Forest and Frensham Little Pond, plus sailing at the Great Pond. The nearby Georgian town of Farnham has a good



range of high street and independent boutique shops, supermarkets and recreational facilities. There is an excellent choice of state, private and boarding schools in Farnham, Guildford and the surrounding areas including Bentley Primary School, Lord Wandsworth College, Frensham Heights, Edgeborough, More House and Charterhouse. Communications are first class with the A31/ A3 and A331/M3 providing links to London and the south coast. Gatwick, Heathrow and Southampton airports are all accessible in under an hour.

**Directions**

From Farnham continue west on the A31 from the Coxbridge roundabout, and after 1.9 miles turn right at the Bull Inn. Take the lane to the left of the public house and continue for 0.5 mile. Turn left at the T junction towards Bentley. Baileys Well will be found on the right hand side after 0.6 mile, just before entering the village.

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	